103

NAMING CERTAIN COURTHOUSES AND FEDERAL BUILDINGS; AND GENERAL SERVICES ADMINISTRATION CAPITAL IMPROVEMENT PROGRAM

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Naming Certain Courthouses and Fede...

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THE

SUBCOMMITTEE ON
PUBLIC BUILDINGS AND GROUNDS
OF THE

COMMITTEE ON
PUBLIC WORKS AND TRANSPORTATION
HOUSE OF REPRESENTATIVES

ONE HUNDRED THIRD CONGRESS

FIRST SESSION

April 27, 1993—H.R. 1345 (designating the Robert F. Peckham U.S. Courthouse and Federal Building in San Jose, CA); H.R. 1346 (designating the Almeric L. Christian Federal Building in St. Croix, VI); H.R. 791 (designating the James L. Foreman U.S. Courthouse in Benton, IL); H.R. 1513 (designating the Lewis F. Powell, Jr. U.S. Courthouse in Richmond, VA); and H.R. 1303 (designating the Clarkson S. Fisher Federal Building and U.S. Courthouse in Trenton, NJ); and General Services Capital Improvement Program for fiscal year 1994, focusing on construction prospectuses (with emphasis on court-related projects)

April 29, 1993—H.R. 168 (designating the Howard H. Baker, Jr. U.S. Courthouse in Knoxville, TN); and General Services Administration Capital Improvement Program for fiscal year 1994, focusing on alteration prospectuses (with emphasis or a community strategy for the San Francisco Bay area, CA)

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NAMING CERTAIN COURTHOUSES AND FEDERAL BUILDINGS; AND GENERAL SERVICES ADMINISTRATION CAPITAL IMPROVEMENT PROGRAM (WITH EMPHASIS ON COURT-RELATED PROJECTS)

TUESDAY, APRIL 27, 1993

HOUSE OF REPRESENTATIVES,
COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION,
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS,
Washington, DC.

The subcommittee met, pursuant to notice, at 9 a.m. in room 2253, Rayburn House Office Building, Hon. James A. Traficant, Jr. (chairman of the subcommittee) presiding.

Mr. TRAFICANT. The subcommittee will come to order.

As you can see from this morning's agenda, there are two parts to this session: a hearing and a markup. For your information, the full committee will meet tomorrow to consider matters which the subcommittee reports his morning.

The subcommittee is honored and pleased to have with us the Chair of the full committee of Public Works and Transportation, the Honorable Norman Mineta. Congressman Mineta will be joined by Congressman Don Edwards of the 16th district of California.

These distinguished gentlemen will present testimony on H.R. 1345, a bill to designate the United States Courthouse and Federal building after Judge Robert F. Peckham.

In addition, the following Members will offer testimony on the respective name bills which they have introduced:

Congressman de Lugo, H.R. 1346, Almeric L. Christian Federal Building.

Congressman Poshard, H.R. 791, James L. Foreman Courthouse.

Congressman Scott and Congressman Bliley, H.R. 1513, Lewis F. Powell, Jr. United States Courthouse.

And Congressman Smith, H.R. 1303, Clarkson S. Fisher Federal Building and United States Courthouse.

The subcommittee will then receive testimony from officials of the General Services Administration and the Administrative Office of the Courts regarding the United States courts space program.

At the conclusion of the hearing, the subcommittee will immediately proceed to a markup of the name bills and three non-controversial House concurrent resolutions dealing with the National Peace Officers' Memorial Service, Special Olympics torch run, and the annual Soap Box Derby.

At this particular point, I would recognize the gentlewoman from the District for any opening statement she would have to make.

Ms. NORTON. Thank you, Mr. Chairman.

Chairman Traficant is due special thanks for planning this hearing today on bills to name Federal buildings, House Resolutions concerning the use of Capitol grounds, but most especially on Federal court projects for fiscal year 1994.

I welcome all our witnesses here this morning, especially Chairman Mineta and my colleagues who have come personally to testify.

This subcommittee remains extremely concerned about the escalating costs of Federal court construction, particularly in relation to GSA's total budget for new Federal construction. The courts are eating GSA's construction budget alive. The courts have succeeded in pressing themselves to the front of the Federal construction line, devouring an increasingly disproportionate share of GSA appropriations. Lobbying by judges themselves, urging violation of congressional procedures in order to get funds beyond those authorized by this committee, has occurred.

The President of the United States asked for and received both sacrifices and cooperation—at least from the House—on a balanced program that included cuts throughout the budgets to bring the national deficit under control. We submitted ourselves to extraordinary discipline, partially undone though it was by the Senate, which refused to vote on an economic stimulus package that would have passed had the Democratic process prevailed. No part of this Government—not the Judiciary, not Congress, and not the Executive Branch—should be exempt from this same discipline.

This session, Congress quickly froze its own pay and that of all congressional staff for next year. Federal judges have not done the same for themselves or their staffs.

Last year, I expressed my disappointment with the proportion of GSA's budget assigned to court construction and promised to revisit the issue this year, hoping for improvement. Instead, this year we face an extraordinary request. We are being asked to allocate over three-fourths of total Federal construction for construction of Federal court buildings. This is an increase of more than 100 percent over last year when the allocation for Federal court construction was 37.2 percent of the total Federal construction budget.

In fiscal year 1991, about the same, or 37.3 percent of GSA's budget for new Federal construction projects, was assigned to Federal court construction. However, in fiscal year 1992, the Federal courts accounted for almost half, or 46.3 percent, of the total Federal construction funds.

I have had enough, Mr. Chairman. I hope this subcommittee has. Agencies like the Environmental Protection Agency, which is housed in slum conditions scattered throughout the metropolitan area, and the Department of Transportation must line up for appropriations behind courts that are consuming almost all of the extremely scarce Federal construction funds.

Despite the serious need of both those agencies for space, demonstrated over a number of years, the Environmental Protection Agency and the Department of Transportation may well not be included in the GSA budget this fiscal year. The increases in court

construction funds appear to reflect not a need for courtrooms but for office space for new employees of the courts.

I do not doubt the need for space for judicial employees as a result of rapidly increasing caseloads. We in the Congress have mandated, with similar space problems, other Federal agencies and we in the Congress divide office space again and again to accommodate additional staff. How much of this have the courts done?

On what basis should court employees be treated differently from employees of the Environmental Protection Agency, the Department of Transportation, or the United States Congress? At least for civil matters, what are the exact figures on the use of alternative resolution procedures and with what results over the years in the number of cases resolved?

The Federal courts have been the least disciplined branch in its budget request for new construction and in the results obtained. The courts have been reluctant to prioritize Federal court construction projects. Court construction is displacing priorities equally and in some cases more urgent in infrastructure, clean water, and rapid transit, not to mention investments in the American people instead of in bricks and mortar.

If we do not insist that action be taken or take it ourselves, pretty soon, Mr. Chairman, we will be building only courthouses. I do not intend to suffer such a result in silence or to vote reflexively for courthouses.

Thank you, Mr. Chairman.

Mr. TRAFICANT. The Chair recognizes the able chair of the Public Works and Transportation Committee, the Hon. Norm Mineta.

The CHAIR. Thank you very much, Mr. Chairman.

I just want to thank you for your leadership in holding these hearings on the important measures facing the subcommittee and yield back the balance of my time and I will join my colleague, Mr. Edwards, in a moment.

Mr. TRAFICANT. The gentleman from South Carolina is recognized for an opening statement.

Mr. CLYBURN. I have no statement, Mr. Chairman.

Mr. TRAFICANT. Thank you.

That Chair now calls Chair Mineta and the Hon. Don Edwards relative to H.R. 1345, to designate the Federal building located at 280 South First Street in San Jose, California, as the Robert F. Peckham United States Courthouse and Federal Building.

Chair Mineta?

TESTIMONY OF HON. NORMAN Y. MINETA, A REPRESENTATIVE IN CONGRESS FROM CALIFORNIA; AND HON. DON EDWARDS, A REPRESENTATIVE IN CONGRESS FROM CALIFORNIA

The CHAIR. At this time I would like to yield to my very fine colleague from San Jose and the dean of our California delegation and my very, very best friend in the House of Representatives, Mr. Edwards.

Mr. EDWARDS. Thank you very much, Mr. Chairman.

Mr. Mineta and I do represent San Jose, California together, and I thank you for your graciousness in yielding to me.

This bill, H.R. 1345, would name the courthouse and Federal building in San Jose after the late Robert F. Peckham, who was a

federal judge in San Jose and San Francisco for 26 years. From 1976 to 1988, he was the chief judge of the U.S. District Court for the Northern District of California. He was probably one of the most distinguished judges that ever came out of California. He was largely responsible for the establishment of the federal building in San Jose.

And San Jose is a big city, Mr. Chairman. It is the 11th largest in the Nation today with 1 million people and as Judge Peckham recognized, it is very essential for us to have a Federal courthouse there and a Federal building.

Judge Peckham was also a great innovator insofar as his court was concerned. He had a lot of new ideas and he became famous throughout the United States and indeed lectured throughout the world on judicial procedures.

He always was a great gentleman and known for his gentility and politeness, even before the most ardent adversaries in his court. He was the presiding judge for the landmark case of the desegregation of the San Jose Unified School District, which was a very controversial issue, as you know. He handled it with great skill, winning the respect of all concerned. The desegregation plan worked out very well for our city.

Mr. Chairman, it is very appropriate that this building be named after him. I have presented to this subcommittee a letter from Mayor Susan Hammer, who points out in her letter that the City Council of San Jose unanimously asked for the federal building to be named after Judge Peckham, and also a letter from the Santa Clara County Bar Association, again in strong support.

As a matter of fact, I don't think there is a person in our valley that does not want to honor Judge Peckham in this way.

I have already given you my more extensive statement, so I thank you very much for allowing me to be here today.

[The bill proposed by Messrs. Mineta and Edwards, H.R. 1345, follows:]

I

103D CONGRESS
1ST SESSION

H. R. 1345

To designate the Federal building located at 280 South First Street in San Jose, California, as the "Robert F. Peckham United States Courthouse and Federal Building".

IN THE HOUSE OF REPRESENTATIVES

MARCH 16, 1993

Mr. MINETA (for himself and Mr. EDWARDS of California) introduced the following bill; which was referred to the Committee on Public Works and Transportation

---

A BILL

To designate the Federal building located at 280 South First Street in San Jose, California, as the "Robert F. Peckham United States Courthouse and Federal Building".

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. DESIGNATION.

The Federal building located at 280 South First Street in San Jose, California, shall be known and designated as the "Robert F. Peckham United States Courthouse and Federal Building".

SEC. 2. REFERENCES.

Any reference in a law, map, regulation, document, paper, or other record of the United States to the Federal building referred to in section 1 shall be deemed to be a reference to the "Robert F. Peckham United States Courthouse and Federal Building".

o

Mr. TRAFICANT. I appreciate the testimony very much.

Any questions?

Mr. Mineta?

The CHAIR. Mr. Chairman, I would like to ask unanimous consent to have my full statement entered into the record.

Mr. TRAFICANT. Without objection, your prepared statement will appear in the record.

The CHAIR. I am deeply honored to have this opportunity to join our colleague, Mr. Edwards, in this effort to name the courthouse and the Federal office building in San Jose for Robert Peckham.

When Judge Peckham passed away on the 16th of February, there is no question that our country lost a giant in the judicial system. He was a person who was an attorney, and his father and grandfather were lawyers before. In fact, his grandfather also served as a county judge in a county joining Santa Clara County.

His uncle was also an attorney. My personal relationship with the Peckham family came because his uncle was the attorney for our family.

As you may know, Japanese were ineligible to own property in the State of California. The law said in the State of California that if you were ineligible to become a naturalized United States citizen you could not own land in California.

My father had come from Japan in 1902. Because he was ineligible to become a United States citizen, as were all Asians prior to 1952, he couldn't own land. So if you took a look at the property rolls in Santa Clara County in the 1920s and the 1930s, you would see the name J.B. Peckham all the way through the title rolls. You would think that this Mr. Peckham must be a very rich man.

Bob Peckham's uncle was putting the land that people like my dad would buy in his own name, hold it in trust until the oldest child was 21, and then transfer the land, as he did in our family's case. When my oldest sister became 21, then the land was transferred to her.

J.B. Peckham did this for hundreds of families in Santa Clara County. In 1942, when the evacuation order came and the United States Government forcibly removed 120,000 Americans of Japanese ancestry from their homes and put them into camps, I was one of those who, at the age of 10, went into a camp. But because of the action of Mr. Peckham, our lands were saved. They were not confiscated by the State of California. But Mr. Peckham was able to hold the land in his name in stewardship until everyone returned to the area from the camps in 1945.

There were families throughout the States of California, Oregon, and Washington who never had someone to carry the banner for them in that manner. So our properties, farms, and businesses were intact when families living in Santa Clara County came back from the camps.

Bob Peckham carried on in that same manner in his practice of law and as his actions on the bench showed. He was very, very dedicated to the principles of fairness, equality, and justice. So Bob Peckham, as Judge Ingraham indicated when Bob passed away, "He was one of the giants of the Federal Judiciary."

So the legal community knew him as a scrupulously fair and intellectually brilliant judge, reflected by American Lawyer maga-

zine's decision to name him the best Federal trial judge in the 9th circuit.

So when we lost Judge Peckham, we lost a judicial giant and Don Edwards and I lost a treasured friend. We just think that this would be an appropriate way to be able to keep before everyone's attention and their mind by naming the Federal courthouse and office building for Robert F. Peckham.

Mr. TRAFICANT. We appreciate the testimony, Mr. Chairman. It is a marvelous account of your personal history and the Peckham family's contribution to that area. Certainly, your testimony is well heard.

Does the gentlewoman from D.C. have a comment?

Ms. NORTON. I just want to commend my two colleagues for bringing forward this name. This is truly one of the great judges of our time. I strongly support your bill.

Mr. TRAFICANT. Mr. Clyburn.

Mr. CLYBURN. Mr. Chairman, I would like to say that I am moved by both these testimonies. I have known Mr. Edwards for a long, long time, having appeared before his committees and subcommittees on occasion when I was a civil rights activist down in South Carolina.

I was particularly moved by the remarks of Chairman Mineta. I can think of no better way for us to memorialize what this Nation is all about than to honor a person of this type in this way.

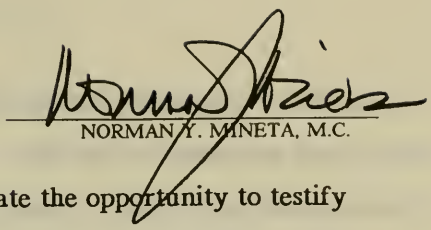
Thank you.

Mr. TRAFICANT. I associate myself with the remarks of all my colleagues here. Your testimony was not only informative, but touching on the personal accounts. We will be addressing the issue and I agree that that would be an appropriate way to memorialize the contribution you have brought forward.

I thank you both for your testimony.

[Mr. Mineta's prepared statement follows:]

APRIL 27, 1993
STATEMENT ON INTRODUCED BILL BY
NORMAN Y. MINETA, M.C.



Mr. Chairman, I appreciate the opportunity to testify about H.R. 1345 which I introduced with my good friend, the gentleman from California, Representative Don Edwards, to designate the United States Courthouse in San Jose, California as the Robert F. Peckham United States Courthouse and Federal Building.

This action will honor one of the most outstanding members of our federal judiciary; a man whose legacy of integrity, compassion, and justice have left an indelible mark on the federal judiciary and on the Nation.

When U.S. District Court Judge Robert Peckham passed away earlier this year, this Nation lost a jurist of unmatched dedication and skill. San Jose, California lost an individual who was a vital part of our community for almost a half century. Both Mr. Edwards and I lost a treasured friend.

Bob Peckham was born in San Francisco on November 3, 1920, and was raised in Palo Alto. In many ways, law was the Peckham family business. Both his father and grandfather were lawyers, his grandfather having served as a county judge in Santa Cruz.

His uncle, J. B. Peckham, was an attorney and a legendary figure among Japanese Americans in my hometown of San Jose. During World War II, when we were forced from our homes on the West Coast and into internment camps along with 120,00 other Americans of Japanese ancestry, many lost the homes, farms and businesses they had struggled to build.

Those of us in San Jose, however, truly had a guardian angel in J. B. Peckham. Immigrants from Asia were prohibited from owning property at the time, so they turned to Mr. Peckham. He held their businesses, farms, and homes in trust until their oldest native-born children reached the age of 21 and could assume ownership.

Legally, he could have sold the property – and many attorneys in California did so. But Mr. Peckham's careful stewardship ensured that, when we returned home, our community remained intact. He is given much of the credit for the fact that San Jose's Japantown remains a thriving neighborhood to this day.

That kind of dedication to the principles of fairness, equality and justice run throughout the career of Bob Peckham, as well.

As a Federal District Court Judge in the Northern District of California since 1971, and the District's Chief Judge from 1976 to 1988, Bob Peckham established himself as an implacable enemy of discrimination.

For 21 years, he presided over the desegregation of the San Jose Unified School District. For the past 20 years, he presided over the desegregation of the San Francisco Police Department.

In 1989, he ordered the State Department to issue a passport to an Irish woman who had been denied citizenship. Her mother was an American, but at the time she was born, only fathers could transmit their U.S. citizenship to their children.

Legislation I introduced in the last Congress, the Equity in Citizenship Act, was designed to codify that decision. It has been reintroduced in this Congress as H.R. 286, and I hope that it will soon become law.

In 1972, the Stanford Daily was the subject of a police raid in an effort to seize a reporter's notes. It was Bob Peckham's decision that declared such raids to be an unconstitutional violation of freedom of the press.

These and other landmark decisions clearly established him, in the words of William Ingram, his successor as Chief Judge of the Northern California Federal District Court, as "one of the giants of the federal judiciary." The legal community knew him as a scrupulously fair and intellectually brilliant judge, reflected by American Lawyer magazine's decision to name him the best federal trial judge in the 9th Circuit.

Bob Peckham's daughters, Ann and Sara, have lost a devoted father. His wife, Carol, has lost a beloved husband. This Nation has lost a voice for justice and equality that cannot be replaced.

Mr. Chairman, it is frequently said that the United Sates is a Nation of laws rather than a Nation of men. One of the reasons we can proudly proclaim that principle is that people like Bob Peckham continue to dedicate their lives to preserving the integrity of our laws and the fabric of our democracy. I can think of no more fitting memorial to his life and work than naming the San Jose Federal Courthouse in his memory.

In closing, Mr. Chairman, I would like to thank my good friend Representative Edwards for his efforts on this legislation.

[Mr. Edwards' prepared statement follows:]

April 27, 1993

Statement of Congressman Don Edwards
before the
Subcommittee on Public Buildings and Grounds
Committee on Public Works and Transportation

Mr. Chairman,

I appreciate your calling this hearing today, and am pleased to join with my colleague, the distinguished Chairman of the full Committee, in urging the Subcommittee's approval of H.R. 1345.

H.R. 1345 would designate the federal building in San Jose, California as the "Robert F. Peckham United States Courthouse and Federal Building". Judge Peckham passed away on February 16 of this year. In naming the federal building in Bob Peckham's honor, the bill pays fitting tribute to an extraordinary judge who served with distinction and honor as a federal judge for 26 years and as chief judge of the U.S. District Court for the Northern District of California from 1976 to 1988.

Bob Peckham was a man of integrity, immense courtesy and consideration. He treated all in his court with gentility and civility. He did not hesitate to take the unpopular stand to protect the rights and liberties of the least influential in our society.

It is fair to say that without Bob Peckham's dedication and persistence there would not exist a Federal Building and Courthouse in San Jose. Bob's dream for many years was to establish a full-service Federal district court in San Jose. Early on, he recognized the potential of the San Jose area.

San Jose is now the largest city in the San Francisco Bay Area, the 11th largest city in the country and the center of the technological economic explosion. We needed, then and now, to have a full service district court. Bob's vision and dedication provided it.

Judge Peckham was a judicial innovator. As Chief Judge he introduced various programs to improve the quality of practice before the court and to make the court more responsive to the needs of the bar. His innovations are now recognized and emulated in other courts across the country. Bob's passion for the law led him to visit countries around the world to lecture on the American legal system.

Judge Peckham presided over the landmark San Jose Unified School District desegregation case with sound judicial principals, good humor, consideration and a fundamental understanding of the passions involved in such an emotionally charged issue. After many years of hearings on the issue, he earned and continued to hold, the respect of all of the plaintiffs, defendants and attorneys involved in the case.

The naming of San Jose's Federal Building and Courthouse in Judge Peckham's honor is right and proper. With your permission, Mr. Chairman, I would like to submit for the hearing record a letter from San Jose's Mayor, the Honorable Susan Hammer, expressing the San Jose City Council's unanimous support for the bill. I would also like to provide a copy of a letter from Sam J. Polverino, President of the Santa Clara County Bar Association, which announces the local bar association's support for naming the federal building and courthouse for Judge Peckham.

It was my pleasure to have known Bob Peckham as a friend for over thirty years. I regard the designation of the Federal Building and Courthouse in his honor as a natural outgrowth of the exemplary life lived by Robert Peckham, as a person and as a judge. I look forward to the Subcommittee's approval of H.R. 1345, and to working with my colleagues to enact into law this measure.

CITY OF SAN JOSÉ, CALIFORNIA

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SUSAN HAMMER
MAYOR

MAR 18 1993

March 10, 1993

U.S. Representative Don Edwards
2307 Rayburn H.O.B.
U.S. House of Representatives
Washington, D.C. 20515

Dear Congressman Edwards,

I want to thank you for the leadership you are providing to name the U.S. District Court House in San Jose in memory of the late Judge Robert F. Peckham. You will be pleased to know that the San Jose City Council unanimously endorsed the proposal to designate the building in honor of Judge Peckham at its March 2, 1993 meeting.

Judge Peckham presided for more than 30 years over court cases in Santa Clara County. Appointed to the Santa Clara County Superior Court bench in 1959, he served as chief judge of the Northern California district in the Federal Court Building in downtown San Jose from 1976 until 1988. Although he stepped aside as senior judge on the court, Judge Peckham kept a full schedule of cases and traveled widely explaining American jurisprudence in more than a dozen countries for the State Department. He was also a member of the U.S. Judicial Conference and its executive council.

Judge Peckham was known for his patience and perseverance as well as his deep commitment to the greater San Jose community and the civil rights of people throughout the country. Some of his more notable efforts included the desegregation of the San Jose Unified School District and continual fight for improved jail standards.

As you know, Judge Robert Peckham served the San Jose community in uncountable ways. I speak for the entire San Jose City Council when I say that naming the federal court house in Judge Peckham's honor would be a fitting and appropriate tribute to him for his life long contribution to San Jose and the nation.

Sincerely,

Susan Hammer
Mayor

SH: ct

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March 1, 1993

Hon. Don Edwards
1042 West Hedding Street, #100
San Jose, CA 95126

Dear Congressman Edwards:

Upon learning of the death of the Honorable Robert F. Peckham, the Board of Trustees of the Santa Clara County Bar Association passed a resolution at their meeting on February 25, 1993, to honor the significant work and contribution of Judge Peckham to the legal community and, in particular, his contribution to establishing sitting federal judges in San Jose. His vision and commitment to improving the administration of justice will have a lasting effect both nationally and locally. The Board wants to memorialize that contribution for future generations.

The resolution, as you will note, asks that you sponsor legislation to name the San Jose Federal Courthouse in honor of Judge Peckham. The resolution reads as follows:

> WHEREAS the Honorable Robert F. Peckham gave long and distinguished service to the legal profession; and
>
> WHEREAS Judge Peckham contributed significantly to the integrity and high quality of the federal bench as a judge of the U.S. District Court for the Northern District of California;
>
> NOW THEREFORE BE IT RESOLVED that the Santa Clara County Bar Association urges Congressman Don Edwards to sponsor legislation to rename the Federal Courthouse in San Jose, California, the Robert F. Peckham Federal Courthouse in honor of the distinguished service of Judge Peckham.

We would be more than happy to assist you in any way should you agree to sponsor such legislation. I look forward to discussing this request with you at your earliest convenience.

Thank you for your kind consideration.

Sincerely,

SANTA CLARA COUNTY BAR ASSOCIATION

Sam J. Polverino
President

TESTIMONY OF HON. RON DE LUGO, A DELEGATE IN CONGRESS FROM THE VIRGIN ISLANDS

Mr. TRAFICANT. The Hon. Ron de Lugo, relative to the bill, H.R. 1346.

Welcome, Mr. de Lugo.

Mr. DE LUGO. Thank you, Mr. Chairman.

Mr. Chairman and members of the Subcommittee on Public Buildings and Grounds, I want to thank you for holding this hearing today and placing on your agenda for consideration H.R. 1346, a bill I have introduced which would designate the new Federal building on Saint Croix in the United States Virgin Islands as the Almeric L. Christian Federal Building.

I do this with a lot of enthusiasm because I have a great admiration for Almeric L. Christian. I feel that it is fitting that this new Federal building and courthouse be named after Judge Christian, a man who has devoted his life to the service of his community and the service of the law. It is fully appropriate to the man, to the institution, and to the Virgin Islands community, which he has served throughout his entire life.

A native of Saint Croix, born just a few miles from where the new Federal building now stands, after service in the Army Judge Christian received his law degree from Columbia University. Then he returned to his native Virgin Islands where he entered private practice. I can tell you that he became the most effective and the most renowned defense attorney in the territory at that time. He was also admitted to the New York State Bar and to the Virgin Islands Bar and he was admitted to argue before the United States 3rd Circuit Court of Appeals and the United States Supreme Court.

Judge Christian became closely involved with the fundamental legal document of the Virgin Islands, and that is the Revised Organic Act of 1952, when President Eisenhower appointed him to a seven-member commission to determine the application of Federal laws to the territory.

You will note that throughout Judge Christian's life he was picked out and honored by Presidents of both political parties—Eisenhower, Kennedy, Johnson, Nixon all turn to this man, who is a lifelong Democrat, but a person of great fairness and great ability.

In 1962, President Kennedy appointed Almeric Christian to be the Virgin Islands United States attorney. And in 1966, President Johnson reappointed him as U.S. attorney, a position that he held until 1969 when President Nixon appointed him judge of the District Court of the Virgin Islands, the first native-born Federal judge in the Virgin Islands. As a jurist, Almeric Christian earned enormous respect both in the legal community and the community as a whole.

Failing health forced Almeric Christian in 1986 to take senior status and he retired from the bench in 1988. Without question, Almeric Christian is the Virgin Island's most experience, most revered, and most celebrated jurist. He has devoted more than 45 years of his life to the legal profession and given more than 20 years to the bench. He has dedicated his entire professional career to the law and ensuring that his community serves it and is served by it.

Mr. Chairman, Judge Christian deserves the honor that my bill would bestow upon him and I urge your subcommittee to act favorably on it.

Thank you again for giving me this opportunity to testify on this legislation.

[The bill proposed by Mr. de Lugo, H.R. 1346, follows:]

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103D CONGRESS
1ST SESSION

H. R. 1346

To redesignate the Federal building located on St. Croix, Virgin Islands, as the "Almeric L. Christian Federal Building".

IN THE HOUSE OF REPRESENTATIVES

MARCH 16, 1993

Mr. DE LUGO introduced the following bill; which was referred to the Committee on Public Works and Transportation

---

A BILL

To redesignate the Federal building located on St. Croix, Virgin Islands, as the "Almeric L. Christian Federal Building".

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. REDESIGNATION.

The Federal building located on St. Croix, Virgin Islands, shall be known and designated as the "Almeric L. Christian Federal Building".

SEC. 2. REFERENCES.

Any reference in a law, map, regulation, document, paper, or other record of the United States to the Federal building referred to in section 1 shall be deemed to be

a reference to the "Almeric L. Christian Federal Building".

O

Mr. TRAFICANT. I appreciate the testimony of the gentleman. The gentleman from South Carolina, Mr. Clyburn

Mr. CLYBURN. I want to clarify something. Do I understand that Judge Christian is still alive?

Mr. DE LUGO. Yes, Mr. Chairman, he is still alive.

Mr. TRAFICANT. Thank you very much.

I appreciate the testimony of the gentleman and we will be considering these matters in the near future. It was good to see you.

Ms. JOHNSON. This is always a very important time to hear the various witnesses speak to and honor our citizens who have worked and earned our respect. I hope to be joining this group soon with a resolution to name a building in my district as well.

Mr. TRAFICANT. I now recognize my friend and the gentleman from Illinois, Mr. Poshard, relative to H.R. 791.

Glenn, welcome. It is good to see you.

TESTIMONY OF HON. GLENN POSHARD, A REPRESENTATIVE IN CONGRESS FROM ILLINOIS

Mr. POSHARD. Thank you, Mr. Chairman and members of the subcommittee.

I appreciate this opportunity to appear before your distinguished panel to express my support for H.R. 791, and I thank you for including it on your agenda for today.

This legislation would name the United States District Courthouse in Benton, Illinois the James L. Foreman Courthouse. Judge Foreman has had an outstanding career on the Federal bench. He was appointed to the Federal bench in 1972 after serving as an assistant attorney general for Illinois. He became chief judge in 1978 and continued in this position until 1992 when he became a senior district judge status.

Originally, the district was known as the Eastern District of Illinois because it covered a large area that ranged from the outskirts of Chicago south to Champagne, Urbana, and the entire southern section of Illinois. Because of Judge Foreman's work, the boundaries of the Federal judicial districts in Illinois were reviewed and the present judicial district was renamed the Southern District, which is composed of the 38 southernmost continuous counties in the southern one-third of the State.

Judge Foreman was instrumental in instituting a formal case management system long before the concept was mandated for all Federal courts. The Southern District of Illinois, under Judge Foreman's leadership, also established court facilities at the maximum security United States penitentiary at Marion, Illinois in order to accommodate the special security concerns involved with these prisoners.

Judge Foreman has also served on the Judicial Resources Committee of the Judicial Conference of the United States. On several occasions, he has been appointed to sit by designation in cases before the United States Court of Appeals for the 7th Circuit and in the United States District Court for the Western District of Kentucky.

Judge Foreman has served for more than 2 decades with honor and distinction during his tenure on the Federal bench. He has shown leadership in so many areas of our Federal judiciary system.

I believe it would be most appropriate to honor Judge Foreman's many contributions by naming the courthouse in Benton, Illinois in his honor.

Thank you, Mr. Chairman and members of the subcommittee, for your time and interest in this matter. I would relate a couple of other things.

Congressman Kenneth Gray, who used to sit as chairman of this subcommittee, is in major support of the naming of this courthouse after Judge Foreman as well as the Benton City Council, the Franklin County Bar Association, and many other Assembly people from throughout our area. He has unanimous support from the people in our area with regard to this issue.

[The bill proposed by Mr. Poshard, H.R. 791, follows:]

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103D CONGRESS
1ST SESSION

H. R. 791

To name the United States courthouse in Benton, Illinois, the "James L. Foreman Courthouse".

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 3, 1993

Mr. POSHARD introduced the following bill; which was referred to the Committee on Public Works and Transportation

---

A BILL

To name the United States courthouse in Benton, Illinois, the "James L. Foreman Courthouse".

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. JAMES L. FOREMAN COURTHOUSE.

(a) NAME.—The United States courthouse located at 301 West Main Street in Benton, Illinois, is named the "James L. Foreman Courthouse".

(b) REFERENCES.—Any reference in any law, regulation, document, record, map, or other paper of the United States to the courthouse referred to in subsection (a) is

1 deemed to be a reference to the "James L. Foreman
2 Courthouse".

O

Mr. TRAFICANT. Thank you, Mr. Poshard.

The gentlewoman from D.C.?

Ms. NORTON. I have no questions, Mr. Chairman.

Mr. TRAFICANT. The gentleman from South Carolina?

Mr. CLYBURN. I just want to be clear, Mr. Chairman.

Judge Foreman is still alive. Is that correct?

Mr. POSHARD. Yes, he is.

Mr. TRAFICANT. The gentlewoman from Texas?

Ms. JOHNSON. No questions, Mr. Chairman.

Mr. TRAFICANT. Mr. Poshard, we will certainly look at the contributions that were made by the individual for whom you are such an advocate. We always welcome you here.

Thank you for being here.

Mr. POSHARD. Thank you, Mr. Chairman, ladies, and gentlemen of the committee.

Mr. TRAFICANT. The Chair now recognizes Congressman Scott and Congressman Bliley, both relative to H.R. 1513, Lewis F. Powell, Jr. United States Courthouse.

I recognize the senior Member, Mr. Bliley.

TESTIMONY OF HON. THOMAS J. BLILEY, JR., A REPRESENTATIVE IN CONGRESS FROM VIRGINIA AND HON. ROBERT C. SCOTT, A REPRESENTATIVE IN CONGRESS FROM VIRGINIA

Mr. BLILEY. Thank you, Mr. Chairman.

I have a full statement that I would like to ask unanimous consent to insert in the record.

Mr. TRAFICANT. Without objection, your prepared statement will appear in the record.

Mr. BLILEY. Congressman Scott and I have the privilege of sharing jurisdiction over the city of Richmond in Virginia. We are here to petition this subcommittee to name our courthouse—one of the oldest in the United States. It was where Aaron Burr was tried—but it has never been named, to my knowledge. We would like to name it for a most distinguished Virginian, a most distinguished American, and a most distinguished resident of our city, Hon. Lewis Powell, retired Justice from the Supreme Court.

Justice Powell wrote the charter for the city of Richmond. He served as chairman of its school board. He was president of the Virginia Bar, president of the United States Bar Association, and of course had a distinguished career on the Federal bench.

The gentleman from South Carolina, Justice Powell is still alive and we hope he will remain so for a long time. Even though I would tell the gentleman that my former occupation was a funeral director, I would still wish for him to live for a very long time. [Laughter.]

With that, Mr. Chairman, I would yield to my colleague and friend, the gentleman from Newport News.

[The bill proposed by Messrs. Bliley and Scott, H.R. 1513, follows:]

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103D CONGRESS
1ST SESSION

H. R. 1513

To designate the United States courthouse located at 10th and Main Streets in Richmond, Virginia, as the "Lewis F. Powell, Jr. United States Courthouse".

IN THE HOUSE OF REPRESENTATIVES

MARCH 29, 1993

Mr. SCOTT (for himself, Mr. BLILEY, Mr. BATEMAN, Mr. PICKETT, Mr. SISISKY, Mr. PAYNE of Virginia, Mr. GOODLATTE, Mr. BOUCHER, Mr. WOLF, Mrs. BYRNE, and Mr. MORAN) introduced the following bill; which was referred to the Committee on Public Works and Transportation

---

A BILL

To designate the United States courthouse located at 10th and Main Streets in Richmond, Virginia, as the "Lewis F. Powell, Jr. United States Courthouse".

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. DESIGNATION OF LEWIS F. POWELL, JR. UNITED STATES COURTHOUSE.

The United States courthouse located at 10th and Main Streets in Richmond, Virginia, is designated as the "Lewis F. Powell, Jr. United States Courthouse".

SEC. 2. LEGAL REFERENCES.

Any references in any law, regulation, document, record, map, or other paper of the United States to the courthouse referred to in section 1 is deemed to be a reference to the "Lewis F. Powell, Jr. United States Courthouse".

○

Mr. SCOTT. Thank you very much. I would like unanimous consent to introduce my entire statement into the record and just make few remarks about the Justice Lewis Powell.

Mr. TRAFICANT. Without objection, your prepared statement will appear in the record.

Mr. SCOTT. He is an Army veteran, former president of the Richmond Bar Association, Richmond Chamber of Commerce, former president of the American Bar Association, American Bar Foundation, American College of Trial Lawyers. He also served on the National Advisory Committee on Legal Services for the Poor and worked very diligently on that particular committee.

In 1972, he was the first Virginian appointed to the Supreme Court since the Civil War. Mr. Chairman, I think it is fair to say that he brought a careful, thoughtful, and pragmatic approach to the laws, striving not for grandiose principles or abstract concepts, but for justice and fairness that each person sought and deserved.

Mr. Chairman, the reaction to the introduction of this bill has been universally favorable. I will submit letters with my statement letters from the Virginia Bar Association, from the Richmond Bar Association, the Virginia State Bar, and from the State Senator representing the area, Benjamin Lambert. They will be submitted with my statement.

Mr. TRAFICANT. I appreciate that.

The gentlewoman from D.C.

Ms. NORTON. Thank you, Mr. Chairman.

Justice Powell was a courageous lawyer and an able lawyer. He also proved to be a courageous and able justice on the United States Supreme Court, who is sorely missed. I believe this is a most appropriate way to commemorate his service to our country.

I strongly support this bill.

Mr. TRAFICANT. The gentleman from South Carolina?

Mr. CLYBURN. Mr. Chairman, I wish to express my strong endorsement of this effort. I would let the gentleman from Virginia know that I am a bit current on the currency of Mr. Powell. I also wanted you to know that not only do I wish for him long life, but I feel that from my study of his opinions, I wish for those opinions long life.

Thank you.

Mr. TRAFICANT. The Chair appreciates the testimony of the two individuals and appreciates the fact that both sides of the political spectrum are here in support of this important piece of legislation.

We appreciate your testimony.

[Mr. Bliley's prepared statement follows:]

Remarks of the Honorable Thomas J. Bliley
before the United States House of Representatives
Subcommittee on Public Buildings and Grounds

Rayburn House Office Building, Room 2253
Tuesday, April 27, 1993

Mr. Chairman, I am truly honored to appear before the Subcommittee today. It is a great pleasure for me to have this opportunity speak on behalf of so selfless a contributor to our nation as Lewis F. Powell, Jr. My pleasure is multiplied manyfold in being able to recognize Justice Powell, not only for his achievements on the Highest Court, but also for his lasting contributions to the citizens of the Commonwealth of Virginia and the people of the City of Richmond.

As a fellow native Virginian and son of the City of Richmond, Justice Powell has always been, and continues to be, a source of great pride for myself and my constituents of the 7th District. I can then scarcely imagine a more appropriate and fitting means of acknowledging his distinguished legacy of public service, than to dedicate the Richmond Federal Courthouse Building in his name.

Born in 1907, Justice Powell began his legal studies at Washington and Lee University, going on to Harvard for a masters in law. Justice Powell then returned to Richmond where he soon joined the prestigious firm of Hunton & Williams.

Even though exempt from military duty, Justice Powell volunteered for service in World War II, going on to earn the rank of Lieutenant Colonel, the Legion of Merit, and the Bronze Star.

His wartime experiences left an indelible mark on Justice Powell's view of free government, and his jurisprudence. Justice Powell served his country admirably as a staunch defender of our national security and a steadfast opponent of totalitarian rule. In 1969, at the height of the Vietnam War, Justice Powell was appointed to a Blue Ribbon Panel to study the organization of the Pentagon. It is ironic to note that his highly unfashionable call for a stronger United States effort to counter the Soviet threat, has now been vindicated some two decades later.

Returning home after the War, Justice Powell began his life-long involvement in the civic life of the City of Richmond and the Commonwealth of Virginia--serving, among other offices, as President of the Richmond Bar Association, President of the Chamber of Commerce, Chairman of the Richmond School Board, and a leading member of the State Board of Education and the Virginia Constitutional Commission.

In 1971, at the age of 64, Justice Powell began his second career on the nation's highest Court. His jurisprudence was marked by an objective, detached legal reasoning that earned him acclaim from the whole of the ideological spectrum. In a time of great political divisiveness, his cautious, pragmatic approach brought a certain balance and sensitivity to Court rulings which served to dignify and elevate the Court's work in the eyes of the American public.

Finally, I wish to add a few words regarding the personal character of Justice Powell. I can think of no more appropriate description than to call Justice Powell a "gentleman"--for he exemplifies the term. His colleagues and clerks could stand before the Subcommittee today and detail countless instances where he displayed that kind, modest, and self-sacrificing manner which so mark a true gentleman.

I, however, will supply just one: In an interview shortly before his retirement, Justice Powell was asked how he expected to be remembered. He replied with characteristic humility and understatement that "in the long reach of history I may be a footnote somewhere, but that's the most that I would expect."

Mr. Chairman, the bill before the Subcommittee today is a small means of recognizing that Justice Lewis Powell's legacy of civic achievement will always rightfully be in the text, and not the footnotes, of our country's history. Thank you, Mr. Chairman.

[Mr. Scott's prepared statement follows:]

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Congressman Robert C. Scott's statement in support of H.R. 1513; naming the Federal Court House in Richmond, Virginia in honor of Justice Lewis F. Powell, Jr.

April 27, 1993

I wish to speak today about Justice Lewis F. Powell, Jr., a fine Virginia gentleman and a great American jurist. In 1987, Justice Powell resigned his seat on the United States Supreme Court after 15 years as an Associate Justice. Today I wish to honor him by sponsoring a bill to name the Federal Court Building in Richmond, Virginia, the Lewis F. Powell, Jr. Courthouse.

Born in Suffolk, Virginia on September 9, 1907, Justice Powell was educated at Washington and Lee University and Harvard Law School.

After law school, Justice Powell joined the law firm of Hunton & Williams in Richmond. This began an association with the south's largest firm that culminated in Justice Powell becoming a named partner in 1954.

Justice Powell not only served the law, he also served the Army Air Corps during World War II. Joining the service in 1941, he raised to the rank of colonel. During the war, Mr. Powell served has a combat and staff intelligence officer which included thirty-three months in Europe and North Africa. His service earned him the Legion of Merit, the Bronze Star and the French Croix de Guerre with Palm.

Returning to private practice after the war, Justice Powell became active in local and national legal affairs, while continuing his devotion to his beloved City of Richmond. In 1948, he became the President of the City of Richmond Bar Association. He later was elected as President of the Richmond Chamber of Commerce. Justice Powell also served on the Special Charter Commission which established Richmond's city-manager form of government.

Nationally, Powell served as President of the American Bar Association in 1964-1965. From 1969 to 1971, he served as President of the American Bar Foundation and President of the American College of Trial Lawyers from 1969 to 1970.

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In 1966, Powell was appointed by President Johnson to the National Advisory Committee on Legal Services for the Poor. Adding his experience and national standing to the cause, Mr. Powell labored continuously to obtain legal services for the impoverished.

Justice Powell's influence on Virginia and on Richmond in particular has been substantial. His staunch support for education in Virginia was clearly demonstrated while a Chairman of the Richmond School Board and as a member of the Commission for Constitutional Revision. In the latter post, he strongly promoted the adopted amendment which states:

> Free government rests, as does all progress, upon the broadest possible diffusion of knowledge, and that the Commonwealth should avail itself of those talents which nature has shown so liberally among its people by assuring the opportunity for their fullest development by an effective system of education throughout the commonwealth.

In 1972, Lewis Powell became the first Virginian appointed to the Supreme Court since the Civil War. Justice Powell brought to the Court a careful, thoughtful and pragmatic approach to the law. Striving, not for grandiose principles or abstract legal concepts, but for the justice and fairness that each party sought and deserved.

Justice Powell's legal persona is best described by his former law clerk, Judge J. Harvie Wilkinson, who stated:

> For those who seek a comprehensive vision of constitutional law, Justice Powell will not have provided it. For those who seek a perspective grounded in realism and leavened by decency, conscientious in detail and magnanimous in spirit, solicitous of personal dignity and protective of the public trust, there will never be a better Justice.

Let me conclude by relating a story told about Justice Powell. One day he mentioned that given his choice of careers, he would have preferred the role of a professional athlete; every contest with a quick and indelible outcome. His friend protested, "But Mr. Justice, you're not injury-prone, you don't have to negotiate an annual contract, you never get booed coming off the field. And, besides, think of what a Supreme Court Justice can accomplish." "Maybe so," he replied, "but nobody ever retires you number."

> Mr. Justice, I would like to retire your number.

V·B·A
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Chartered 1890

April 23, 1993

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The Honorable James A. Traficant
Chair, Public Buildings and Grounds Subcommittee
Committee on Public Works & Transportation
U. S. House of Representatives
B-376 Rayburn House Office Building
Washington, D. C. 20515

Dear Congressman Traficant:

This is to endorse, on behalf of The Virginia Bar Association, a volunteer statewide organization of some 5200 lawyers and judges, the proposal of Virginia Congressmen Scott and Bliley that the U. S. Courthouse in Richmond, Virginia be named in honor of retired U. S. Supreme Court Justice Lewis F. Powell. Justice Powell is a resident of Richmond and a man whose distinguihed career personifies many of the most exemplary traits admired by all Virginians and, indeed, all Americans.

The approval of this modest step by your subcommittee will be an important statement of the regard in which Justice Powell is held. It will, just as significantly, reaffirm the commitment of our state and the nation to the high ideals that he represents to so many.

It may be appropriate for me to relate that Justice Powell has been an emininent member of this Association among the many organizations and causes to which he has contributed. His membership honors us and we are very pleased to add our voice to those who support this initiative.

Respectfully,

Whittington W. Clement
President

WWC:CBA
cc: The Honorable Robert S. Scott
The Honorable Thomas S. Bliley

bcc: Lewis F. Powell, III, Esquire

VBA Administrative Committee members:

M. Langhorne Keith, Esquire
R. Terrence Ney, Esquire
Alison M. McKee, Esquire
Robert L. Brooke, Esquire
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Assistant Executive Director
for Communications and
Public Service

April 26, 1993

Hon. Robert C. Scott
501 Cannon
House Office Building
House of Representatives
Washington, DC 20515

BY FAX

Dear Congressman Scott:

On behalf of the Virginia State Bar, it is my pleasure to offer the whole-hearted support of the lawyers of Virginia for the provision now pending in Congress which would name the Federal Courthouse in Richmond after Justice Lewis F. Powell, Jr.

Any review of Justice Powell's contributions to the profession, the public or jurisprudence in general is far beyond the scope of this letter. However, we believe naming the Federal Courthouse in Richmond after Justice Powell would be a fitting and lasting tribute to an individual who has given so much.

Yours truly,

William R. Rakes

WRR:ps

SENATE OF VIRGINIA

BENJAMIN J. LAMBERT III
9TH SENATORIAL DISTRICT
CITY OF RICHMOND, EASTERN PART OF
HENRICO COUNTY, EASTCENTRAL PART OF
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(804) 648-9854

COMMITTEE ASSIGNMENTS
EDUCATION & HEALTH
FINANCE
GENERAL LAWS
PRIVILEGES AND ELECTIONS

April 21, 1993

The Honorable Robert C. Scott
501 Cannon House Office Building
Washington, D. C. 20515

Dear Mr. Scott:

It is my pleasure to endorse the changing of the name of the Federal Courts Building in Richmond, Virginia to the Lewis Powell Federal Courts Building.

I can't think of anyone more deserving of this honor than Retired Justice Lewis Powell. He has always been an integral part of the Richmond Community. He was a member of the Richmond School Board, an outstanding lawyer and a great citizen.

My endorsement is made without reservations, and I sincerely hope that Retired Justice Powell will receive this great honor.

Best wishes.

Sincerely,

Benjamin J. Lambert, III

ANNE MARIE WHITTEMORE
PRESIDENT
ROBERT G. CABELL, JR.
PRESIDENT-ELECT
MEREDITH A. HOUSE
VICE PRESIDENT
HON. THOMAS C. GORDON, JR.
HONORARY VICE PRESIDENT
JULIOUS P. SMITH JR.
SECRETARY-TREASURER
CHARLES F. WITTHOEFFT
IMMEDIATE PAST PRESIDENT

BAR ASSOCIATION
OF THE CITY OF RICHMOND

JOHN O. PETERS
EXECUTIVE DIRECTOR

April 26, 1993

VIA FAX and FEDERAL EXPRESS

The Honorable Robert C. Scott
U. S. House of Representatives
501 Cannon House Office Building
Washington, D.C. 20515

Dear Congressman Scott:

On behalf of the Executive Committee of the Bar Association of the City of Richmond, I write in support of the legislation to name the federal courthouse in Richmond in honor of retired United States Supreme Court Justice Lewis F. Powell, Jr.

Justice Powell is an eminent jurist and a model of professionalism and integrity. He has served this country magnificently and is most deserving of this honor. As importantly, the dedication of the courthouse in his honor is a symbol and message of the standards to which our judicial system aspires.

We wholeheartedly endorse and urge passage of this legislation.

Sincerely yours,

Anne Marie Whittemore

AMW:bfc

CC: Robert G. Cabell, Jr., Esq.
Meredith A. House, Esq.
Julious P. Smith, Jr., Esq.
Charles F. Witthoefft, Esq.
John O. Peters, Esq.

SUITE 1620, EIGHTH AND MAIN BUILDING, 707 EAST MAIN STREET, P.O. BOX 1213, RICHMOND, VIRGINIA 23209-1213
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Mr. TRAFICANT. The Chair will now enter into the record the prepared statement of Hon. Christopher Smith relative to H.R. 1303 Clarkson S. Fisher Federal Building and United States Courthouse.

[The bill proposed and Mr. Smith's prepared statement on H.R. 1303 follow:]

TESTIMONY OF REP. CHRIS SMITH

PUBLIC WORKS AND TRANSPORTATION

SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS

HEARING AND MARKUP

APRIL 27, 1993

Thank you, Mr. Chairman, for holding this hearing and markup today on legislation to rename federal buildings.

I appreciate the opportunity to testify before you today on my bill, H.R. 1303, which would designate the Federal Building and United States Courthouse located at 402 East State Street in Trenton, New Jersey as the "Clarkson S. Fisher Federal Building and United States Courthouse." This legislation is identical to a bill that I introduced in the 102nd Congress which passed this subcommittee, the Public Works Committee and the House. Unfortunately, the Senate did not address the legislation before Congress adjourned sine die. I am grateful, Mr. Chairman, that you have brought H.R. 1303 before the subcommittee this early in the new Congress so the bill can be passed through both Houses of Congress in a timely fashion.

Mr. Chairman, as I mentioned to this subcommittee last year, this legislation is of particular interest to several of the federal judges in New Jersey who have worked with Judge

Fisher and who have told me that his legal decisions and personal life warrant such an honor.

Clarkson S. Fisher served with distinction as the Chief Judge of the United States District Court for the District of New Jersey from 1979 until 1987. Since 1987, he has been a Senior Judge on the Court. According to those who know him best, his decisions, both during his tenure as Chief Judge and beforehand while serving as a District Judge, were looked upon with respect and admiration by his colleagues, legal scholars and others affected by his work.

Judge Fisher's fellow judges have described him as an extremely kind, even-tempered and gentlemanly person, and as a man whose contributions reach well beyond his extensive legal work. His demeanor has made his job all the more effective in dealing with colleagues in the legal profession.

Mr. Chairman, I understand from his colleagues that Judge Fisher's devotion extends beyond his work to his tightly-knit family. Judge Fisher has been married to the former Mae Hoffman since 1949 and they have four sons. He is active in his parish, St. Michael's Roman Catholic Church in Long Branch, New Jersey and holds scholarly knowledge on topics unrelated to law.

His fellow judges believe that Trenton's Federal Building, which may sometimes feel like a second home to Judge Fisher, would be appropriately renamed the "Clarkson S. Fisher Federal Building and United States Courthouse." For this reason, I was pleased to sponsor this legislation on their behalf and remain hopeful that the committee will honor their request as well.

Thank you, Mr. Chairman and members of the committee for your time and interest in this matter.

I

103D CONGRESS
1ST SESSION

H. R. 1303

To designate the Federal Building and United States Courthouse located at 402 East State Street in Trenton, New Jersey, as the "Clarkson S. Fisher Federal Building and United States Courthouse".

IN THE HOUSE OF REPRESENTATIVES

MARCH 10, 1993

Mr. SMITH of New Jersey introduced the following bill; which was referred to the Committee on Public Works and Transportation

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A BILL

To designate the Federal Building and United States Courthouse located at 402 East State Street in Trenton, New Jersey, as the "Clarkson S. Fisher Federal Building and United States Courthouse".

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. DESIGNATION.

The Federal Building and United States Courthouse located at 402 East State Street in Trenton, New Jersey, shall be known and designated as the "Clarkson S. Fisher Federal Building and United States Courthouse".

SEC. 2. REFERENCES.

Any reference in a law, map, regulation, document, paper, or other record of the United States to the Federal Building and United States Courthouse referred to in section 1 shall be deemed to be a reference to the "Clarkson S. Fisher Federal Building and United States Courthouse".

○

Mr. TRAFICANT. Now I would like to call Ralph Mecham and Gerry Thacker for their statements relative to the court space program.

Mr. Thacker?

TESTIMONY OF P. GERALD THACKER, ACTING COMMISSIONER PUBLIC BUILDINGS SERVICE, GENERAL SERVICES ADMINISTRATION, ACCOMPANIED BY DAVID L. BIBB, ASSISTANT COMMISSIONER, OFFICE OF FACILITY PLANNING, PUBLIC BUILDINGS SERVICE, GENERAL SERVICES ADMINISTRATION; AND L. RALPH MECHAM, DIRECTOR, ADMINISTRATIVE OFFICE OF THE UNITED STATES COURTS

Mr. THACKER. Good morning, Mr. Chairman and members of the committee. Thank you very much for the opportunity to review very briefly with you this morning the fiscal year 1994 capital improvement program of the General Services Administration.

I have a more complete written statement I would like to have entered into the record.

Mr. TRAFICANT. Without objection, your prepared statement will appear in the record.

Mr. THACKER. I would like to speak, however, to some charts to quickly familiarize the committee with the fiscal year 1994 program.

The program for 1994 being reviewed by the committee today and later this week represents GSA's goals and I hope the committee's goals of maintaining the integrity of the current buildings through the modernization of the existing inventory and at the same time increasing the Government ownership of space through direct Federal construction.

As this first diagram illustrates, the proposed program for 1994 totals $5.1 billion, all of which will be funded by revenues into the Federal Buildings Fund. No new direct appropriations are requested to accomplish this program.

Again, as this chart illustrates, approximately $2.1 billion of the program goes to leasing of space and payment of those costs, $1.4 billion to the operation of existing buildings in the inventory, approximately $700 million to renovation and modernization of buildings currently in the inventory, and approximately $900 million associated with the construction of new buildings.

The second chart we thought might be interesting to the committee illustrates the current capital projects across the country. These are projects that have been previously approved by the committee that are currently underway and have not yet been completed. It represents an extremely large program of new construction and modernization that the committee has approved over the last 3 or 4 years.

I would note that the dots and triangles may represent in any one particular location more than one project. But I think it does show how widely dispersed the projects approved by this committee in prior years and currently under design and construction are arrayed around the country.

Taking a slightly different look at the 1994 program in terms of dollars, this chart illustrates where the operating budget costs are incurred. Again, approximately $2.1 billion going for the rental of

space, representing some 60 percent of the $3.5 billion total operating budget, and approximately $1.2 billion, or 35 percent, going to the operation of the buildings in the current inventory.

Of the capital budget, the chart reflects the total design costs that were spread out in our previous chart. So here we see that approximately 34 percent of the capital budget is going to repairs, alterations, and modernization of the existing inventory, some $747 million going for new construction representing about 47 percent, and 12 percent of the capital budget, or some $189 million, going to the cost of designing those projects.

The remainder, or 7 percent, is to pay for time financed projects that were previously approved, largely in the 1970s, and that are currently occupied for which are making payments.

I think it is interesting to see, because of the costs of maintaining and modernizing the current inventory, this next display, which indicates that the large number of our buildings that are over 40 years old, and the even larger number that are over 50 years old. The Federal inventory managed by GSA is a very old inventory. We have tried increasingly over the past 3 or 4 years in the Public Buildings Service—as the next chart shows—to increase the funding within the Federal Building Fund revenues to modernize and maintain these buildings.

This illustrates that the average annual funding for repairs, alterations, and modernization in the 3-year period 1985 to 1988 was some $287 million. For the period 1989 to 1994, our expenditure has averaged some $563 million annually. Again, I think that shows our commitment to providing quality, safe, and productive work space for the Federal Government employees housed in GSA buildings.

The last chart, which might be difficult to read and which I will try to summarize very quickly for you—and which Mr. Bibb, the Assistant Commissioner for Planning, will go over in more detail with you—has broken down the new construction projects for 1994 into three broad categories. That is projects that are primarily associated with housing Federal courts and related agencies and departments of the Executive Branch. That represents some 2.4 million square feet of space, of which the Federal courts would occupy some 70 percent and other departments and agencies of the Executive Branch would occupy the remaining 30 percent.

Border stations and other construction—as you can see, three projects are located in the Washington, D.C. area or the National Capitol region area.

That concludes my introductory remarks on the 1994 program. I know you will have a number of questions, both for Mr. Mecham and Mr. Bibb in detail on the projects, but I wanted to thank you once again for this committee's very prompt attention to this 1994 program submission. We look forward to discussing it with you over the next several days and to a speedy conclusion and approval of the projects the committee does finally approve.

Thank you very much.

Mr. TRAFICANT. Thank you, Mr. Thacker.

Mr. Mecham.

Mr. MECHAM. Thank you, Mr. Chairman. It is a privilege to be before you in your new capacity as chairman.

We are grateful to have the privilege of appearing before you to talk about the General Service's Administration space and facility program as it particularly impacts the Judiciary.

I would like to observe at the outset that the Judicial Conference of the United States, which I have the privilege to represent here this morning, has not taken a position on the naming of buildings. But the one justice and four judges that you heard testimony on this morning I am confident would have the confidence of the Judicial Conference of the United States.

I might say particularly with respect to Judge Peckham that he was a great leader in the effort of civil justice reform. He was not only a member of the Judicial Conference of the United States, but chaired a special committee to work with Senator Biden and others on both the Senate and House Judiciary committees to work out this Civil Justice Reform Act legislation, which has done much already to improve the performance, we believe, in the courts. It greatly facilitated the understanding between the Bar, the community, and the Judiciary.

I must say a kind word about Judge Peckham.

Perhaps I should lead off by mentioning those areas of our budget that the Judiciary does not control.

We do not control GSA's budget, nor do we control the budget for Federal buildings. We are supplicants, like everyone else. We take what is given to us by the Congress of the United States, usually and hopefully recommended by the General Services Administration.

I have also observed that court projects invariably have the endorsement of the local Senators and Congressmen throughout the United States. It does not take a great deal of work by judges to call their attention to the important needs for court and space facilities. Usually, the Members of Congress are way ahead of us.

So I think it would be important to recognize that in terms of the origin of Federal buildings that house courts, they are congressionally approved, not court approved, although hopefully the courts will be consulted in that process.

With respect to the budget that we do control, I think you should know that the Judicial Conference of the United States in its meeting in March voted for judges not to have COLAs or ECIs this coming year. Secondly, because of the severe cuts the Judiciary took in its fiscal year 1993 budget, it was necessary for the Judiciary to defer COLAs for employees—all 26,000 of them in the Judicial Branch—for 2 months, unlike any other part of the Federal Government of which we are aware.

I am trying to say that the Judiciary is more than doing its part in that area of the budget which we do control. We don't control buildings. We do control our own budget, within limits, once Congress does give us the money.

With respect to fiscal year 1993, the Judiciary found itself with what is called a 93 percent of current services budget. That means that in fiscal year 1993 we only had 93 percent of what we needed to stay even with fiscal year 1992. Therefore, I think you can see that the Judiciary is doing its part and has done its part well ahead of the Executive agencies of the United States Government.

We took substantial cuts in fiscal year 1993. It appears that we may take substantial cuts in fiscal year 1994. To give you a bit of the flavor of it, I should refer you to at least part of my statement on what budget reductions are done in the space and facilities area.

First of all, we have nothing to do with the budget for buildings. That is a GSA matter. We are required to put up certain matching funds to do what is called the Judiciary's share.

Because of the massive cuts we had to take this year, it was required for us to delete $32.5 million from that part of the budget we do control for space and facilities. Let me tell you what this means.

We had in our total budget for space and facilities $432.5 million. Of that, $378 million is rent we pay to GSA. So by the time we took that $32.5 cut, that only left us with $22 million to provide matching financial assistance to GSA in the area of space and facilities to house the court family and to house judges.

The result of this is that the reduction really has been devastating on the Judiciary's space and facilities. We are taking cuts. We have taken cuts. We have taken greater cuts than just about any Federal agency that I know of in that area of the budget that we can control.

Virtually every new alteration project or new construction project requiring funds from the Judiciary this year has been stopped, over 100 projects. The only exceptions are for projects related to judgeships authorized by the Federal Judgeship Act of 1990, for magistrate judge positions and for the Judiciary's share of prospectus projects that are ready for design or construction this year. We will use the $22 million left out of the $432.5 million in our budget for prospectus project reimbursements to GSA, and to pay for GSA extra utility services, sound system replacements for courtrooms and other miscellaneous items.

We are taking it on the chin. Leasing actions that have been in the works for months and months are grinding to a halt. Probation offices are moving into GSA standard space without adequate security.

And mind you, probation officers have a tough time. We had one recently killed in the line of duty and one other shot.

The costs that we must pay for relocating other agencies to make way for court expansion cannot be provided, so leasing actions for these agencies are also stopping. Significant efforts on the part of GSA realty personnel and judicial staffs are being largely wasted as a result of the severe pressure to reduce expenses in every possible way.

Since it can take anywhere from 6 months to 24 months to obtain significant blocks of expansion space, the Judiciary finds itself trying to house staffs authorized by Congress over the past several years, and we have now run out of funds just as GSA is ready to move forward with a space procurement program.

The point of this is that the Judiciary is taking disproportionate cuts in that area of the Judiciary budget that we can control. We have nothing to do except as supplicants on the building program.

I thought it was important to lay that background because the Judiciary is doing its part in the economy program. For example, in staffing of the Judiciary, because we ended up $200 million short

of money just to stay even in fiscal year 1993, we even had to take cuts in personnel. I mentioned the COLA cuts we had to take. Awards and incentives had to be eliminated entirely. It was also necessary for us to reduce the staffing based upon our workload formulas for the courts down to a level of 79 percent. I don't know of any Federal agency in the United States that will be down to that kind of a level.

We are having to go through it on the basis of attrition. The Judiciary is doing its part. Indeed, I would suggest that we may be doing more than our share in our little share of the budget, which is .2 percent of the United States budget. If the Defense Department, HHS, and the rest of them were doing as well as we have, we would be in a lot better shape with the deficit.

Now with respect to our work and our workload, it is congressionally generated. Our jurisdiction is created by the Congress of the United States, which creates our jurisdiction and determines our workload—we can't turn these cases off. When they come in, we have to do something with them. There is something between the prosecutors and the prisons, and it is called the United States courts. We have to do our job to provide justice for the people to the best of our ability at the Federal level.

This means that we have to operate the courts as effectively as we possibly can. We are in a real financial bind in our efforts to do so. Because of the financial situation, for example, for some reason or another the Appropriations Committee deliberately cut our appropriations for defenders below what we had in fiscal year 1992, even though we projected a growth of well over $80 million because of the expanding caseload, because of the complexity of cases, because of multiple defendant cases. We told them that we would run out of money for defenders in May. This will disrupt the effort to provide right of counsel, which is a right under the Constitution of the United States.

With respect to jurors, again we told the Congress what was needed for jurors. You have to have jurors under the sixth and seventh amendments to the Constitution. We told them what we needed, but they cut us and then invited us to come up with a supplemental. We haven't received a supplemental.

Again, I would suggest that the Judiciary is doing its part in this effort.

As I said, we can't control the workload; we don't control our jurisdiction. We can operate better and we can operate smarter. That is one of the things that Judge Peckham led with his great effort in civil justice reform. We can and are effecting economies.

But when the Congress assigns us to run the probation program of the United States, when they tell us we have to have drug aftercare, when they tell us that we have to provide pretrial service organization or we lose our staffing or can't get any increases in staffing—I am not complaining. We want to do it. We have been assigned to do the defender program, the death penalty resource centers, the panel attorney program, the community defender program—we have to run them because Congress said so.

We try to operate them as effectively and as well as we can. I am sure there are areas where we can improve. But the fundamental point I would like to make is that in the areas where we are

controlling our budget I think we are doing very well. In the areas of administration, we are required to do the work that Congress requires of us. This is no easy task for us.

Filings continue to increase at virtually every level of the courts. Interestingly enough, for the last 6 months bankruptcy has slightly fallen off in its rate of growth. It is still higher than it was a year ago. The result is that there is a tremendous demand not only for judges but for staffing. Because we don't get enough judges, frequently we have to put on staff attorneys, magistrates, and develop other support efforts to keep the case work going.

The result of the increased workload is that we have added staffing. Since 1989, you will notice the figures that we have used there. We have had 85 new article III judges—district judges and circuit judges. We have had 35 new bankruptcy judges created in the last Congress. We don't have the money for it, but if Congress approves our supplemental, we will be able to fund those 35 new bankruptcy judges. We have added 81 magistrate judges to try to pick up the workload.

And it is important, too, to know that you can't just look at the courts when you look at these personnel matters because the Justice Department and the U.S. Attorneys are also involved. Since 1989, the U.S. Attorneys and their staff have added 1,389 new people that had to be housed in our court buildings. The Judiciary has been required to add 6,049 people, between 1989 and 1993.

As Mr. Thacker pointed out, most of the buildings were built in the Depression or back in the 1800s. The Judiciary was neglected by the Congress of the United States and by GSA until about 1988. Since 1988, we have done very well and I would like to thank this committee for that.

The Judiciary has done very well in recent years, but for decades the Judiciary was neglected in its housing needs. So there is a tremendous catch-up that is required. Obviously, the Congress has to determine the priorities of what gets built first and what doesn't. We can only come in and tell you what we think, and we can tell GSA what we think as well.

Consequently, there has been a great growth in the capital needs for the Judiciary. Even in the 1970s and up into the mid-1980s, there was virtually no new construction except for a sporadic building here and there. Since 1990, however, under your good leadership, an average of nine new buildings have been authorized per year. Our new projects in Montgomery, Alabama; Omaha, Nebraska; and San Diego, California have been proposed by the Executive Branch for inclusion in this year's program. We endorse them as well as construction or additional design funds for nine projects that have previously been approved by the committee.

I understand that OMB took out some others. We would endorse them, too, if we were asked to do so.

Mr. Chairman, I think I have said as much as I should. My written statement will appear in the record and I will be pleased to try to field any questions you may have.

Mr. TRAFICANT. I thank both of you for your testimony here.

I recognize the gentlewoman from the District.

Ms. NORTON. Thank you very much, Mr. Chairman.

Mr. Mecham, I sympathize greatly with what the courts are going through. I sit in this chamber and see the courts mandated to do more and more year after year. Indeed, the system is quite bankrupt. We know how to mandate increasing penalties—the overuse of the back end of the process. We have no idea and have spent almost no time in figuring out how to prevent getting to the point where judges have to take most of the weight.

You mentioned two emergencies that I am very familiar with, that civil jury trials may have to stop in mid-May and that there is no funding for private attorneys for the indigent. I have spoken with some of them.

If you were where we were and you had to decide among these three alternatives—civil jury trials, funding for private attorneys to represent the indigent, and building courthouses—what would you choose?

Mr. MECHAM. I am not sure that the choice has to be made, but for this period of time, for me, I would take money to provide attorneys for the indigents, I would take money for civil jurors, we have civil liberties and civil rights that are involved. So I would hope that Congress would approve $64.5 million for providing such legal assistance and $7.5 million for the jurors, which comes to about $71 million.

Ms. NORTON. We don't live in a world in which we live everybody gets it all. In the world in which we live, ultimately there is somebody who is a gatekeeper who looks at what this committee has done and looks at what Judiciary has done and decides to cut us or them.

But the fact is that you all are not going to get what you have requested. So the gatekeeper at some point is going to have to decide among you. If we don't begin to make some of those decisions, then they will be made arbitrarily.

You know from your last testimony that I am not enamored of the way in which budget allocations have been made. I can't be fooled by any of it. I am still a tenured professor of law at Georgetown University Law Center, read the literature, and know what you're going through.

I am particularly unimpressed with the part of your testimony that lists the additional laws that the Congress has enacted. More jurisdiction means more work for judges. It is they whom I really feel sorry for. It does not necessarily mean a geometric increase in the space necessary to deal with added jurisdiction. I say that even knowing that we have mandated more employees.

Sir, I sit—as do my colleagues—in Longworth Office Building where people are piled up on top of one another. The Congress doesn't come forward and say that it is quite inhuman, although it is. Ask any staffer here what the living conditions are in the average Member's office. People work very close together and we do not build new buildings even though over the decades the staff of the Congress has grown.

So you will not find me jumping out of windows because you have to have more space to house your staff. Nowhere in your testimony was there a line about efficiencies that might in fact deal with this problem. In fact, to read your testimony I must conclude that this committee has agreed to pledge itself to increase every

year more and more of the expenditures for the courts. You virtually say it yourself.

You say that because it takes 7 to 10 years to plan, design, and build a courthouse, it has become necessary to look beyond 10 years in your housing requirements because buildings would be outgrown by the time they were completed if they were built only to a 10-year projection.

Why should we build buildings to a 10-year projection? Why should we not ask you to figure out how to accomplish efficiencies that will not require us to build buildings every 10 years? A 15 to 20 year projection of space needs from the time a project is authorized by the Congress is more feasible.

I don't understand why this committee should cooperate with that approach to space needs. It puts us in the business of guaranteeing you that whenever you say that you have outgrown space we will authorize additional space to you.

Well, you don't have a carte blanche vote on that from me. I want to know what efficiencies you and the courts have put in place since you last testified before this committee.

Mr. MECHAM. One area is certainly in the area of automation. We are able to be the largest originator of mail in Washington, D.C. If we did not have our automation program, we would have to have substantially more people at a substantially greater cost. That would be one.

Ms. NORTON. How much space is saved by virtue of that efficiency?

Mr. MECHAM. I cannot tell you how much space.

Ms. NORTON. I want to know that.

Mr. MECHAM. If we can come up with a figure—which we will be happy to do—of the number of people that would be saved, then we could tell you how much space has been saved.

Ms. NORTON. I would appreciate your providing that for the record.

[The following was received from Mr. Mecham:]

Automation has contributed significantly to the effective administration of the Judicial Branch's workload. We estimate that over 100 staff years of efforts are saved as a result of certain efficiencies we have effected in the processing of bankruptcy notices. The Judiciary is also planning to take advantage of emerging technologies that will allow automated systems to be run on powerful personal computers rather than on small mainframe computers that require special computer rooms and separate air conditioning systems. If all computer room space was eliminated and new "486" computers were installed in the courts, about $2.3 million per year could be saved in space rental and extra utility charges assessed by the General Services Administration.

Mr. MECHAM. In terms of efficiency on the judicial side, I believe that one of the substantial areas would certainly be in the Civil Justice Reform Act legislation and what has gone on there. I am not sure that we can identify space savings——

Ms. NORTON. I find the vagueness of the last answer overwhelming. I am asking for efficiencies that have cut down the need for additional space. The last answer I didn't understand at all.

Mr. MECHAM. It is not important for judges to work with the Bar under the Civil Justice Reform Act? I think that is important. In terms of space, I guess it wouldn't make all that much difference, but it should certainly improve the court's ability and the Bar's

ability to provide justice, which may be more important than how many square feet they have in a building.

Ms. NORTON. What is the point about providing justice through space that you are now making? Would you elaborate on that?

Mr. MECHAM. We would be happy to provide a list for you of space reductions that would have been made possible by changes that have been made in the courts since the last testimony. I do not have such a list with me. I gave you one example, which I think is very significant, which is the expansion of our automation program. We would be happy to provide others.

Ms. NORTON. Would you provide us with evidence that, for example, if more employees are hired, you subdivide the space where other employees are, the way everybody else does?

Mr. MECHAM. I would be happy to. In some courts, we are more crowded than you are in Congress.

Ms. NORTON. We would like specifics.

[The following was received by Mr. Mecham:]

For decades the space needs of the Judiciary were neglected by the General Services Administration. In 1991 space standards for all judiciary-occupied facilities were approved that meet the functional requirements of modern day court facilities. The National Institute of Building Sciences, a Congressionally chartered organization, assisted the Judiciary with developing its space standards. Architects, space planning consultants and other facilities experts participated in the review and development of the standards. The space standards included in the *United States Courts Design Guide* for office type spaces, which can be as much as 90 percent of a new court facility, are comparable to the standards used by the Executive Branch. Each work station in open office type space is approximately 70 square feet. Employees requiring a private office, such as probation officers and public defenders, have offices that meet the needs of those positions since they confer with clients on a regular basis. Professional analyses were conducted prior to the promulgation of the guidelines. The reasons that new court facilities are being requested by the Executive Branch for the Judiciary is that employees already have doubled up into cramped quarters. The proposals considered by the Subcommittee, of course, have not only gone through a review by the General Services Administration but also have been reviewed by the Office of Management and Budget. We would assume that if new buildings were proposed for Executive Branch agencies, similar space standards in office type spaces would be used to determine the size of those buildings.

The *Guide* defines finish levels for judicial spaces i.e., courtrooms and chambers. Prior to issuance of the 1991 Guide, there was a 1984 General Services Administration document that was used when designing court spaces. That document did not even include a space standard for clerical personnel. There were no standards for finishes in judicial spaces and GSA and its design architects had considerable latitude when designing courtrooms and chambers. The Judiciary believes the issuance of finish standards as described its *Design Guide* should help to contain costs. The old *Design Guide* published by GSA was seriously lacking in terms of definition of a standard level of finish in judicial spaces. For example, the current *Guide* calls for a standard office type finish in employee spaces consistent with GSA standards and a veneer finish in judicial spaces.

As stated at the hearing, the Judiciary has experienced dramatic reductions to its budget request and is fully aware of the serious budget constraints within which the Congress must operate. The Chairman of the Judicial Conference's Committee on Space and Facilities has met with the House and Senate Public Works Subcommittee Chairmen to discuss ways in which the housing requirements of the Judiciary can be met cost effectively and has advised the Committee Chairmen that a review of the space standards is currently underway. Judges Robert Broomfield and Michael Kanne would be pleased to discuss the *Design Guide* standard and the status of the review of the *Guide* with interested members of the Committee at any time.

Ms. NORTON. We can't just appropriate this money and authorize this money without having greater indication of what you are doing. All you tell us in this testimony is what we ought to do. You

don't tell us anything about what you have been doing, and you knew that this was a problem for this subcommittee. In fact, if anything, I think your testimony reads in just the opposite way.

On page seven you say, "Federal courtrooms are not places for consensus building, they are places for conflict resolution and not for day-to-day office-type spaces the Executive Branch routinely provides to other Federal agencies. In a courtroom there is always a winner and a loser. Moreover, in the Federal trial courtroom, one person—the judge—is clearly and unequivocally in charge. The practical need for the visual identification of the judge's authority requires a deliberate use of space and scale for psychological impact. The psychological element is extremely critical. It is perhaps the major factor in aiding the judge to control the activities of trial participants and spectators in the courtroom."

I want you to know, Mr. Mecham, that I have been in many a courtrooms, including very cramped city courtrooms, and I have never seen a judge lose control of his courtroom because he did not have a grand space in which to work. I would like an explanation of that paragraph because it hovers over your entire testimony, as far as I am concerned.

Mr. MECHAM. Of course, that deals with the courtrooms and not the other areas. One of the greatest space needs——

Ms. NORTON. Then why is it in here?

Mr. MECHAM. Because courtrooms are a very important part of the courts.

Ms. NORTON. Are you asking for more courtrooms?

Mr. MECHAM. We will be asking for more courtrooms, certainly. That is part of the building program.

Ms. NORTON. Are you asking for more courtrooms in this appropriation?

Mr. MECHAM. Yes, we are, in certain of these buildings, surely.

Ms. NORTON. Are there judges today who do not have a courtroom in which to sit?

Mr. MECHAM. Yes, my understanding is that there are.

Ms. NORTON. Are courtrooms with grand space necessary in order for Federal judges to do their job?

Mr. MECHAM. Courtrooms are necessary in keeping with the guidelines which have been agreed to by the Judiciary and the General Services Administration. We feel that they are more than defensible.

Ms. NORTON. Mr. Thacker, I would like guidelines to be provided to this committee. Given this section of the testimony, it may be necessary to review guidelines that apparently appear to mandate spacial elegance and dimension that taxpayers are paying for.

I have other questions, but I should perhaps pass and come back rather than to take too much time initially.

Thank you, Mr. Chairman.

Mr. TRAFICANT. Mr. Clyburn?

Mr. CLYBURN. Mr. Chairman, I have one question.

I am looking at the current construction taking place and I need to ask a question about something that I understood to be the case.

Is there not a Federal courthouse that has been approved and is supposed to be under construction for Columbia, South Carolina?

Mr. THACKER. This particular chart depicts the projects that are proposed for fiscal year 1994, not those that are currently underway.

Mr. CLYBURN. I thought I heard something about what is currently underway. I missed that, too.

Mr. THACKER. I am familiar with a proposed project in Columbia, South Carolina, I am just not immediately familiar with the status of that project.

Mr. CLYBURN. I am looking at the outline of South Carolina, but that is not Columbia.

Mr. THACKER. This chart does not show site acquisitions where site acquisition only has been authorized. In the case of the Columbia project, site acquisition has been authorized by the committee, but no other activity.

Mr. CLYBURN. Has the site been acquired?

Mr. THACKER. No the site has not yet been acquired.

Mr. CLYBURN. I yield back the balance of my time.

Mr. TRAFICANT. Mr. Thacker, did the GSA participate in this task force that drew up the guidelines that would determine all the carpet and the other contents that would be in these courtrooms?

Mr. THACKER. The General Services Administration participated in reviewing the guidelines. The guidelines were originally developed by the Federal courts.

Mr. TRAFICANT. You reviewed them?

Mr. THACKER. Yes.

Mr. TRAFICANT. Were there any comments or any recommended changes advocated by the agency?

Mr. THACKER. There were some fairly extensive changes suggested, primarily involving building systems—that is, heating, ventilation, air conditioning systems—fire safety matters, handicapped and accessibility matters. There were as I remember no significant comments about finishes or spacial sizes primarily because the finishes and spacial sizes— except for the size of courtrooms—had no significant change from previous practices. The courtroom sizes were amended to revert to the sizes that had been in place before 1974 when there was an experiment put into place by the Federal courts to try smaller and various sized courtrooms.

I think one of the reasons that the standards were reviewed by the courts and new standards proposed was that those various sized courtrooms had proved to be very impractical in practice, particularly with the increased sizes of defendants in criminal trials.

Mr. TRAFICANT. What is evident here and what has been developing for some time—perhaps it is the right time now to address these issues.

I don't think anybody in the Congress is attempting to deny the Judiciary the space they need, nor the resources they need to dispatch the tremendous duties and the needed duties that fit our Government. However, we are beginning to hear, though, that Congress has been building "Taj Mahals" in court space. For this authority figure, who has this psychological impact in a courtroom. He also had this psychological impact on the purse strings of the Congress.

We are not just putting adequate carpeting, we are putting in overkill with carpeting. We are not just providing space, we are

providing hardwood space, not panelled space. We have now come to the point where we are beginning to question whether or not we would have a little more justice with some Judiciary programs that deal with human problems rather than space beautification to meet the psychological impact of the authority figure who presides.

Mr. Mecham, you said that you don't really control the budget.

Mr. MECHAM. The building budget we do not.

Mr. TRAFICANT. Who does?

Mr. MECHAM. This committee, GSA, and OMB.

Mr. TRAFICANT. Mr. Thacker, is that a statement that GSA can agree with?

Mr. THACKER. Yes, I think that is true. The buildings are designed and constructed by the General Services Administration and built to the specifications of the tenants in any case. So I think it would be logical to say that the tenants don't directly control those budgets. That is correct.

Mr. TRAFICANT. Mr. Thacker, look, please, at the limited funds that are available and the decisions that must be made by the Congress which grants the authority to the GSA—not the Office of Management and Budget nor the Administrative Office of the Courts.

Maybe something that has to be reaffirmed in the United States Congress is this granting of authority which, to some degree, has been delegated, and has moved away from the people's house and moved away to the institutions here.

But looking at these limited funds, isn't it reasonable to state that some address must be made at the cost that is put into these courthouses?

Mr. THACKER. Certainly that is an issue that we all want to address together. One other point—Ms. Norton mentioned at least two projects that are here in the National Capitol region, for example, that we're all very concerned about, which is the housing of the Environmental Protection Agency and the Department of Transportation.

The amount of space that would be required to do that and the cost of the space that would be required to do that, funded as we now fund Federal buildings, would take more than 1 year of the Federal Building Fund's available capital improvement program.

I think that perhaps one issue that the committee might want to consider in addition to cost control—which is certainly a valid concern—is how the projects are funded. Again, the budget that you see here reflects building projects that are funded entirely from the revenues of the Federal Building Fund in the year in which those projects incur costs.

Mr. TRAFICANT. Thank you, Mr. Thacker. I want to thank you for willingly participating and advising the Members all along, and for helping to bring to the Congress ideas on dispatching our duties and solidifying and making a better program. Some of your ideas certainly have not fallen on deaf ears and will be incorporated in actions by this subcommittee.

Mr. Mecham, in 1988 the Administrative Office of the Courts signed a memorandum of understanding with GSA regarding court construction budgets and projects. I understand that that memo-

randum of understanding was negated by then Administrator Austin.

In this regard, relative to this memorandum of understanding, what role did you personally have in developing that memorandum?

Mr. MECHAM. I wouldn't say I played an important role, but I was certainly heavily involved with then Administrator Terry Golden and I might say with your distinguished counsel and others at GSA and the AO and the Committee on Space Facilities for the Judicial Conference.

This was not our first choice. We preferred to being able to control our own destiny, to control the design, to control some of the standards set by Congress. However, we met with the chairman of this committee—Mr. Bosco at the time—and he urged us to see if we couldn't work something out.

So Mr. Golden—who I think was an outstanding Administrator of GSA—along with others as well as myself endeavored to work out this memorandum of understanding. We agreed to it, Mr. Golden and I, but the day he left office it was aborted. It was aborted even before Mr. Austin got there by OMB, which never agreed to this agreement. They opposed it strongly and told Mr. Golden to forget about it.

So unfortunately, although we were quite prepared to move ahead on this memorandum of understanding at the time, the Executive Branch of Government was not.

Mr. TRAFICANT. Do you believe it still could be an effective mechanism to help manage court constructions? What are your thoughts as to rekindling the process that would in fact take us closer together to that point?

I agree that Mr. Golden was a fine Administrator. There is a different focus here today at OMB. We're trying to look at some common ground and put some people on record to see whether or not they would be willing to go forward to develop and rekindle such a program.

What are your feelings on that?

Mr. MECHAM. With respect to the understanding, it is out of date now, but the idea is not a bad one. But I think clearly subsequent developments have indicated that if there is to be an agreement of this kind, it really needs to be embodied in statute because as long as OMB kills it, there is just no chance to have any agreement.

I think whatever we do really ought to have a statutory basis and not an agreement of this kind. I think experience has more than abundantly justified that.

For example, this year the OMB took out ten projects involving courts we would like to have seen approved. I think really Congress needs to be part of this process, and the best way I know of is to come up with a statutory solution using some of the best ideas of the memorandum of understanding and some of the things we're proposing in legislation. We would like to work with you.

Mr. TRAFICANT. How do you feel about that, Mr. Thacker, with respect to this last response? What type of progress do you feel could be made with this type of arrangement?

Mr. THACKER. Certainly, if the committee is interested in exploring this kind of arrangement, we would be very happy to do that.

I don't want to belabor that point or to seem that I am harping on that one point, but I think the issue needs to be examined in the context of how buildings are financed—One aspect of that memorandum that was anticipated would have segregated a portion of the revenues into the Federal Building Fund to be used for construction of courthouses.

That would probably not be a very practical thing to do today either from the Congress' point of view or from the Executive Branch's point of view. There are certainly other aspects of that MOU that I believe have been implemented in some respects, particularly in the area of close cooperation in the planning of the building program each year and identifying the areas where new courthouses are required.

So I certainly think it should be explored, but perhaps in the broader context of the general matters in which the committee has expressed some interest.

Mr. TRAFICANT. Certainly, the way we finance projects around here is not state-of-the-art. No one in the private sector would conduct business as the Federal Government does. Perhaps that is something that we are going to have to determine and to finalize.

We have alluded to here today several times these actions of OMB that have in fact deleted eight projects from the submission. Which eight projects are these, Mr. Mecham?

Mr. MECHAM. I believe, according to the list I have, that these are projects in Miami, Florida; Orlando, Florida; Tallahassee, Florida; Albany, Georgia; Springfield, Illinois; Cleveland, Ohio; Columbus, Ohio; Kansas City, Missouri; Saint Louis, Missouri; and Albuquerque, New Mexico according to the information I have. We are not privy to any of this, but we believe that is what happened.

Mr. TRAFICANT. The gentlewoman from the District of Columbia?

Ms. NORTON. Thank you, Mr. Chairman.

The projects you just read off, Mr. Mecham, were also included in your submission to OMB?

Mr. MECHAM. It was in GSA's submission. We don't make a submission to OMB.

Ms. NORTON. Then in your submission to GSA?

Mr. MECHAM. Yes, our submission went to GSA.

Ms. NORTON. Were the projects you just read off in your submission to GSA?

Mr. MECHAM. Yes.

Ms. NORTON. So if in fact——

Mr. MECHAM. I am sorry. I have been corrected by my colleague, who used to be a senior official with GSA.

He tells me that GSA makes that list from the requirements we have submitted.

Ms. NORTON. So GSA makes a list of courthouses without consultation with you?

Mr. MECHAM. There is consultation.

Ms. NORTON. You advise GSA on the courthouses and buildings you want built?

Mr. MECHAM. Yes, we do.

Ms. NORTON. The list that you just read off was among those you advised?

Mr. MECHAM. These were some that we would support, yes.

Ms. NORTON. What was the total list, then, that GSA had before it submitted the final list? How many were on the total list?

Mr. MECHAM. As I understand it, these were on the GSA list when we indicated what the Judicial requirement was in the negotiations.

Ms. NORTON. Can I get a direct answer to a direct question?

How many were on your list initially and how many came out at the end on the final list?

Mr. MECHAM. This is GSA's action. I defer to Mr. Thacker.

Mr. THACKER. I would like to give a straight answer to your question, Ms. Norton, and I hesitate only because of my newness in this position. I am not sure what I am allowed to tell this committee about consultation between the Public Buildings Service and the Office of Management and Budget over the Presidents 1994 budget submission. If I might consult with management at GSA and resolve that question, I will be happy to submit for the record any information that I am allowed to submit.

Ms. NORTON. That record already has the names of the courthouses that have just been read out.

If you really want to get in trouble with this committee, deny the committee the information that it needs to make informed decisions about how to spend Federal money.

Mr. THACKER. I certainly would not want to deny the committee any information.

Ms. NORTON. We already have the list that Mr. Mecham just read out. What kind of game is this that we are playing, sir? He just read out the list. If I wanted to, I guess I could go up there and count those and count these and I would have the answer. What is the point?

Mr. THACKER. The point is that I don't know what I am allowed as a representative of the Administration to tell the committee about the process in which this final list before you develops.

Ms. NORTON. I didn't ask you about the process. I asked you for naked numbers. I want the naked numbers submitted for the record, if you would, after this hearing.

Mr. THACKER. I certainly will do whatever we are allowed to do in that regard.

Ms. NORTON. As I said, Mr. Mecham read out the names. I just want to verify, since he read out those names, the numbers. As he said, it was your document and not his. Since we already have the names, I really don't understand what the problem is. I suggest to you that it does not enhance the relationship between GSA and this committee to create a problem where there is no problem.

Mr. Mecham, I appreciate your suggestion that it may take a statutory solution.

Mr. Chairman, that is a suggestion that I think is at least worth exploring. It may not be appropriate; but when you have changes in administrators—and these were administrators in the same Administration—the change in personnel should not defeat a good idea, if it is a good idea.

I don't know if it is a good idea. In fact, the MOU just came to my attention last night. If there would be sufficient consultation with GSA, it may well be a good idea. I should think that GSA might welcome it. They are eating GSA's budget up and GSA is not

able to do what you know needs to be done for other agencies for whom you have an equal responsibility.

Mr. Mecham, I really do have difficulty with the vision that the courts have. I am not laying this entirely at your doorstep. You work for the courts. But I have real problems with the vision the courts appear to have of their responsibilities in construction.

On page five, you say, for example, that high profile cases like Rodney King and the John Gotti trials point to the need for adequate public seating in the courtroom. In the courtroom 10 to 20 people can be present including lawyers, clients, the court reporter, the judge, the clerks, in addition to the seated jury. Even larger groups of people are not uncommon.

Mr. THACKER. The size of courtrooms was decreased from what it originally had been for Federal courts from about 2,200 to 2,400 square feet. There were smaller courtrooms used as well. There were some attempts to use circular courtrooms, or circular shapes within the courtroom.

I think as the number of multi-defendant conspiratorial prosecutions evolved in the late 1970s and 1980s, it became apparent that the 1,820 square foot or the 1,500 square foot courtroom was not adequate to house multi-defendant trials.

In addition, the seating in the courtrooms, as you were pointing out, was examined not only from the number of people there, but from the number of jurors that was required for a large multi-defendant trial involving drugs for the most part.

At any rate, it became apparent that a 2,200 to 2,400 square foot courtroom—which had been the traditional size of Federal courtrooms—was an adequate space for these multiple defendant trials. The 1,500 square foot courtrooms were generally overcrowded.

Then the question was examined as, whether or not we can still have a mix of courtroom sizes? In new Federal construction, we're looking at the problems of scheduling different sized courtrooms to fit different sized trials. Again, as Mr. Mecham pointed out, since courtrooms themselves only account for 8 percent to 10 percent of the space in a large courthouse today, it seemed more prudent to build each courtroom the same size, generally 2,200 to 2,400 square feet, which would then accommodate the larger trials, the normal multi-defendant trials, rather than having some that would prove to be inadequate.

I know that is a very long answer and I apologize for that.

Ms. NORTON. I think the committee needs to look at the assumptions on all the guidelines. It needs to be examined at least in light of the grave situation we have budgetarily.

Mr. Mecham, if you have any suggestions for how to deal with the problem of the burgeoning need for more space for Federal employees—do you have any suggestions besides more space and more money?

Mr. MECHAM. You could seriously consider reducing the jurisdiction, for starters. I think if you did away with the diversity of jurisdiction it would substantially decrease the caseload. I would like the privilege, if I could, of submitting some suggestions to you.

Ms. NORTON. I would appreciate it.

[The following was received from Mr. Mecham:]

As discussed above and in Mr. Mecham's testimony, reducing the jurisdiction of the federal courts in matters that have heretofore been handled at the state and local levels would help to limit caseload and subsequently limit the need for additional personnel and more space. Raising the limits in diversity of jurisdiction cases also would contribute to a decrease in filings and the need for less space.

While not feasible for the Judiciary given the need to interface with the public, taking advantage of new technologies that would allow Federal employees to work at home and communicate via computer or other means might be an alternative to constructing additional office type space.

Mr. MECHAM. I would also say with respect to the guidelines that we would be happy to review these with you. We went from 1789 to 1990 with practically no guidelines. It was the Judiciary which felt that we should have them.

So we took a cut at it and brought in experts. We have a subcommittee now reviewing them. I am sure that subcommittee would be happy to provide you with their conclusions as well now that we have had a year or two of experience under these guidelines.

Ms. NORTON. I would welcome that.

Mr. Chairman, as a lawyer with some interest in this problem, I would be especially interested in working with the chairman in looking at the guidelines in light of what we face to see if there is any way we can work together in a more constructive fashion.

Mr. Mecham, are court employees covered by the President's 100,000 attrition number that was in his plan that he presented to the Congress?

Mr. MECHAM. They are not directly involved since it is not under the same branch. However, because of the severe cut we took in 1990, it has been necessary for us to attrite down to 79 percent of staff levels all over the United States. So the answer is that we have probably taken proportionately more of a cut than anyone else. That is also true of my own agency where we have had a freeze clear back into the last year on new hiring and promotions.

Ms. NORTON. So you have your own independent attrition.

Mr. Thacker, what criteria do you use in recommending priorities as between the courts and other Federal construction?

Mr. THACKER. It is not always a case of either/or. Again, of the projects that are being presented in the 1994 budget, the courthouse projects represent about 2.4 million square feet of space. The courts will occupy only about 70 percent of that space. The remaining 30 percent will be occupied by other departments and agencies of the Executive Branch. So courthouse construction can result in housing and does result in housing other than just Federal courts. Almost without exception, U.S. attorneys and marshals are housed in courthouses. But there are other Executive agencies that are housed in anticipation of——

Ms. NORTON. I had in mind other agencies. You know better than I that there are agencies that are screaming and crying at your door that probably won't be in your budget. You have to decide a way to figure this out. Do you have any criteria for deciding between these Judicial Branch employees and the Executive Branch employees?

Mr. THACKER. I will answer in a general way and then perhaps the committee would like to examine in more detail with Mr. Bibb, as the Assistant Commissioner for Planning, the exact method. I

think the GSA has at least several techniques they use in trying to put together the projects that are proposed to the Office of Management and Budget and then subsequently to the Congress.

Certainly, exigency is one criteria. How badly is the space needed and in what time frame? So the projects that are needed could be delivered more quickly either because they are personnel who have no place to work or because there are leases that are expiring would receive higher priority than projects representing space where leases will be expiring in several years.

Another criteria is a very rough payback on the space, that is, projecting the revenue on renting the space to the Federal tenants, and the cost of the construction. How quickly will that cost be repaid by revenues into the Fund?

Certainly there are other considerations, such as geographic dispersion of the projects around the country so that they are not all in the same general locations.

But I think probably the highest priority given in addition to just exigency, is space that is unsafe or unhealthy for the Federal employees that are housed in it. Certainly, if there are projects that represent correction of those kinds of problems, they are given the highest and first priority by GSA.

Ms. NORTON. I don't know what ever happened to EPA because they fit that description very well.

Mr. THACKER. But then there are the constraints on the Federal Buildings Fund. The two projects that we are certainly very concerned about in the Washington, D.C. area are the Environmental Protection Agency and the Department of Transportation, and they are projects that will require a great deal of the funding of the Federal Buildings Fund. In fact, those two projects together will take all the capital budget of the Federal Buildings Fund in any given year.

Ms. NORTON. And this time we have 75 percent of what we had before. In effect, the courts are crowding out the rest of the Buildings Fund. I am pleading this morning that we take control of this so as to be sure that that is what we want to do.

Does GSA have any internal cost or space control that you advise the courts to use? Do you help the courts find space within what they have before signing onto new space that the courts may believe they want?

Mr. THACKER. I think the answer to that is yes. I think what you are seeing is that that has been going on for the past 20 years, while there have been no major programs to build Federal courts or Federal buildings since the 1930s. The last real program of building of any size—which was a very small program—of Federal office buildings was in the early 1970s, some of which we are still paying off in the budget represented here.

So for at least the past 30 years there has been an attempt to make do with the spaces that have been assigned. Most of the projects that are coming before you now represent older buildings, very inflexible in terms of the ability to use the space inside, wide corridors, masonry walls, et cetera. And those buildings are truly outgrown. That is, everyone has moved out of them except the District Court, the trial court, and the U.S. Marshal Service. The U.S. attorneys are usually gone and the Executive agencies are gone.

I think GSA has worked very hard on both sides of this question to make those spaces work in the older buildings for the past 20 to 30 years. At a point it becomes uneconomical to make those spaces work any longer for that kind of activity. The space requirements were asked by the minority side and we will be happy to provide one for your office as well.

The space allocated for clerical employees in the courts is 65 to 90 square feet of space. That anticipates that you have the use of systems furniture, essentially an open office design. The space allocated for a staff attorney, for example, was 150 square feet or a law clerk is 150 square feet, which is comparable to the space allowed to an assistant U.S. attorney under the Justice Department's space guidelines.

So as you examine the guidelines, you will find that working together they do represent an adequate but not an extravagant assignment of space. We are all frustrated with the other constraint, which is the size of the Federal Building Fund and how much can be built out of it in any one year, and the tremendous backlog over time.

Ms. NORTON. Exactly. And the courts do have a backlog.

Thank you very much, Mr. Chairman.

Mr. TRAFICANT. Thank you.

Before we move on here, there are some questions you weren't able to answer here, Mr. Thacker. I want to know who would be responsible for answering those questions. I want the name of an individual because I want to call them before this committee. I want to make sure that this committee gets all the answers to the relevant questions that are within our scope of authority.

Second, I have a number of projects here that I will not belabor, but I want to leave this record open and there will be questions submitted in writing from the committee. They will not be limited to, but will at least include the Boston Courthouse Project, the Phoenix Courthouse, the Sacramento Courthouse, the Laredo site selection process, the Brooklyn Courthouse, and some other particular areas relevant to those as well as projects in Montgomery, Alabama, Tampa, and Omaha, Nebraska and any other courthouses, including projects in Newark, New Jersey, Portland, Oregon, and the others that the committee would like.

The record will be left open. We would like your response in writing. Again, it will not be strictly limited to those, but also addressing some projects that we failed to address.

With that, I would like to recognize the gentleman from Missouri for any statement or questions.

Mr. EMERSON. No statement, Mr. Chairman. Thank you.

Mr. MECHAM. Mr. Chairman, could I make one comment?

Mr. TRAFICANT. I would ask the gentleman to be brief, if he could.

Mr. MECHAM. It will be very brief.

What you said earlier resonated with me and with the Judiciary, that is, the idea of a financing mechanism. We think timed financing, properly managed is the way to go.

Mr. TRAFICANT. We appreciate that. Let me say that that is also a goal of this chairman and this committee at this time. I appreciate your testimony, even though it was contentious at times. I ap-

preciate you for being here and for your willingness to participate. Thank you for being honest. The only thing we didn't like was that we couldn't get all the answers that we wanted. We want to know who will answer them for us, realizing that you have to answer to others.

There is one thing the committee wants to establish. Congress provides the authority for the General Services Administration, not the Office of Management and Budget. We want to see everybody brought together, but we want to see it done in a way where we can understand it and know what is going on around here.

We appreciate it. The record is open. Thank you very much for being here.

[Subsequent to the hearing, additional questions were submitted to Mr. Mecham by Mr. Traficant. Questions and responses follow:]

L. RALPH MECHAM
DIRECTOR

JAMES E. MACKLIN, JR.
DEPUTY DIRECTOR

ADMINISTRATIVE OFFICE OF THE
UNITED STATES COURTS

WASHINGTON, D.C. 20544

May 6, 1993

Honorable James A. Traficant
Chairman, Subcommittee on Public
Buildings and Grounds
Committee on Public Works and Transportation
House of Representatives
Suite 2165 Rayburn House Office Building
Washington, D. C. 20515

Dear Mr. Chairman:

On April 29, 1993, you forwarded to me several questions concerning the Judiciary's Space and Facilities Program to be answered for the hearing record. Enclosed are our responses to your request.

We have answered the questions as clearly and as accurately as possible. Some of the questions, particularly those related to site selection and property disposal, are more appropriately answered by the General Services Administration. Furthermore, since GSA has the statutory authority to design and to build court facilities, you may wish to direct your inquiries to GSA for more up-to-date information on project statuses and costs.

You asked questions about the size of bankruptcy courtrooms, ceiling heights in courtrooms and circulation patterns within court facilities. I have coordinated responses to those questions with appropriate members of the Judicial Conference

Committee on Space and Facilities. Judge Robert C. Broomfield, Chairman of the Space and Facilities Committee of the Judicial Conference, and Judge Michael S. Kanne, Chairman of the Subcommittee on Judicial Space Standards, would be pleased to discuss these questions with you at your convenience.

Sincerely,

L. Ralph Mecham
Director

Enclosure

cc: Members of the Space and Facilities Committee
of the Judicial Conference of the United States

Mr. Mecham, in 1988 the Administrative Office of the Courts signed an MOU with GSA regarding court construction budgets and projects. I understand that the MOU was negated by Administrator Austin.

QUESTION
What role did you personally have in developing the MOU?

As stated at the hearing, Director Mecham was very much involved with the development of the 1988 agreement with GSA. The most frustrating part of that effort was that the Executive Branch abrogated the agreement virtually the day after it was signed. Director Mecham and GSA Administrator Golden attended most Circuit Judicial Conferences and presented the agreement. Many Administrative Office of the U.S. Courts' staff and GSA staff put countless hours into formulating a mutually acceptable agreement. Unfortunately, commitments made by the Executive Branch were not kept. Specifically, the OMB refused to approve the MOU.

QUESTION
What are your thoughts in re-stating the MOU?

The problem with MOU's, as was demonstrated by Mr. Golden's successors, is that such agreements entered into by appointees with limited tenure have proven to be ephemeral. As Mr. Mecham stated at the hearing, any further agreements between the Executive and Judicial Branches should be cast in legislation, so that a change in appointees or Administrations does not change the policies on space and facilities matters between the two branches of Government. The fundamental problem that remains to be resolved is one of funding.

QUESTION

Do you believe it could be an effective mechanism to help manage court construction?

As stated above, any effective agreement should be dealt with statutorily so that it will withstand the passage of different appointees and Administrations. The Office of Management and Budget played a significant role in canceling the original MOU. As discussed at the hearing, ten Judiciary projects were deleted by OMB from the 1994 GSA Capital Improvement Program without any consultation with the Judiciary. The Judiciary believes that any agreement with GSA must describe the role of OMB in detail. The Judiciary believes that the Congress should be aware of all of the project needs of the courts, not just those that OMB believes the Congress should review in any given fiscal year. Independent authority to present projects directly to the Congress and a workable, realistic funding mechanism for courthouse construction would be two significant steps toward creating an effective mechanism for managing court construction.

QUESTION
How would the courts prioritize the projects costs?

Under the existing arrangement with the Executive Branch it is GSA's responsibility to prioritize projects for the entire Government. The Judiciary believes that the Congress is the only appropriate forum in which decisions about court projects should be made.

If the Judiciary had independent authority to submit projects, and a workable funding source, some categories of priorities might be, in no particular order:

* Critical health and safety problems.

* Severe security problems.

* Splitting the District Judges and the U. S. Marshals Service into separate facilities.

* Separating the District Court, Bankruptcy Court, and the Court of Appeals. (though these components can exist separately, they are often located together in one facility).

* Fragmenting the District Court from the Probation Office and/or Pretrial Services (in some Districts the Federal Public Defender is also a consideration).

* Separating the U.S. Attorney and the U.S. Trustee from the court family.

* Operational and functional space shortages, e.g., no jury deliberation rooms; no jury assembly rooms; courtrooms and chambers in separate buildings, i.e., separating the district court into many buildings.

QUESTION

Can you suggest any other ideas or plans which could be considered?

The Judiciary believes time financing authority and changes in scoring rules that resulted from the 1990 Budget Enforcement Act would be significant steps toward ensuring the entire Government's housing needs are met effectively. The Judiciary would be pleased to discuss these ideas and any other reform proposals that might be developed within the near future with the Subcommittee and its staff.

QUESTION
Please define and describe court "Adjunct Facilities?"

In general, the term "adjunct facilities" refers to support spaces for a courtroom. These spaces include attorney/witness conference rooms, the public waiting area outside the courtroom, and equipment and exhibit storage space needed for audiovisual equipment and exhibits used in trial.

STATUS: Please explain the status of the Boston courthouse project. An editorial in the Boston Globe on November 9, 1992, discusses concerns about the project's consistency with the State's coastal zone management plan. Are there any existing problems relating to the issue of public access along the proposed court building waterfront side?

ANSWER

The Boston Courthouse is in the process of being designed and is now approaching the fifty percent design point. There are no existing problems relating to public access along the proposed court building waterfront side. Since the Boston Globe's November 9, 1992, editorial, the project has been authoritatively determined to be consistent with Federal and State Coastal Zone Management Policies. The public's accessibility to both the site and the building are embodied in agreements between GSA and the Massachusetts Department of Environmental Affairs as part of compliance with applicable coastal zone management policies. The Massachusetts Coastal Zone Management Office has concurred in the necessary "finding of consistency" with policies of Coastal Zone Management made in connection with the Final Environmental Impact Statement for the project. No appeal has been taken to this determination. The Judiciary recommends that any further questions concerning Environmental Impact Statements and Coastal Zone Management Agreements be directed to GSA as the Federal signatory on the Final Environmental Impact Statement and Coastal Zone Management Agreements. The Judiciary is committed to ensuring public accessibility to the site.

QUESTION
How large a facility is planned?

A 765,025 gross square foot (500,000 occupiable square foot) facility is planned.

QUESTION
What is the construction cost?

According to testimony provided by GSA at the Subcommittee's hearing on April 29, 1993, the construction cost is $172,485,000.

QUESTION
What was the site acquisition cost?

We understand the site acquisition cost is approximately $34 million.

QUESTION

Given the fact that you are asking for an authorization of $19 million, would you be willing to submit a prospectus to the Subcommittee for review?

The Judiciary does not have the authority to submit prospectuses directly to the Congress. We recommend that GSA address the need for any additional data the Subcommittee might require. We, of course, will work with GSA to supply all necessary information.

QUESTION
Please explain the status of the Phoenix courthouse?

The project will be presented to the GSA's internal Project Review Board on May 20, 1993. We understand GSA plans to request a design authorization in 1995 and a construction authorization in 1996. This building would contain 418,000 occupiable square feet and will house the district and circuit courts and court-related Executive Branch agencies. The bankruptcy court will move from leased space to the existing courthouse once the new courthouse is completed.

QUESTION
What is the situation with site selection?

Pursuant to Public Works Committees authorization, we understand a site selection study has been completed and that negotiations currently are in progress to obtain a site.

STATUS

Please explain the status of the Sacramento Courthouse Annex?

The Sacramento Annex project was cancelled. It is our understanding that GSA determined that construction of an annex to the Moss Building in Sacramento is not a cost effective alternative for the Government. It is also our understanding that construction of an annex was not feasible because there would be problems with integration of the existing building with the annex and the site behind the building would not accommodate the functional needs of the court. There also would have been a serious lack of security and the existing courthouse would have been rendered unusable during construction of the annex. Therefore, GSA has submitted a 1994 prospectus to the Congress that requests authorization for construction of a new Federal Courthouse in Sacramento.

STATUS

What is the status of the Laredo site selection process?

In December 1991, GSA conducted a site selection survey which identified and ranked eight sites. Most preferred by the court, and ranking at the top of the evaluation list, was a ten acre county park site. The least feasible sites were two Central Business District locations.

GSA has proposed an amended prospectus to provide additional funds to locate the court in the Central Business District. The Court has made rational arguments in opposition to this decision. The Court has consistently supported the original site selection survey which included all areas within the Laredo city limits. It is our understanding that GSA may be reviewing the feasibility of placing the courthouse within the Central Business District. We urgently request that any Committee resolution proposed for Laredo not be restricted to the Central Business District so that GSA can be afforded maximum flexibility in site selection, and to provide consistency with a Senate Committee on Environmental and Public Works resolution adopted on October 30, 1992. When considering cost, access to litigants and the public, parking, traffic, security, and other factors, the court believes there are other more feasible sites.

STATUS

What is the status of the Brooklyn Courthouse project?

Planning was stopped last year when objections were raised about the proposed construction of a high rise tower within the courtyard of the Brooklyn Post Office's historic 1930s addition. GSA and the Court are reviewing different site and housing schemes. The different options include: (a) two new sites; (b) reuse of the existing courthouse site; and (c) the use of the historic Post Office in some of the schemes. GSA advertised for parties interested in offering sites for a new courthouse for consideration by the court and GSA in the New York Times on May 2, 1993. A Commerce Business Daily advertisement for an architect-engineer (A/E) for the design of the new courthouse should be issued by GSA by the end of June. Award of the A/E contract by GSA is anticipated within the first half of fiscal year 1994. We recommend that GSA be consulted for more detailed and any further information on the Brooklyn project.

QUESTION

Mr. Mecham, would you describe the court's planning process? How does it originate? Who participates? Who critiques and reviews the submissions for space requests?

The Judicial Conference has directed the courts to develop long range plans for all space occupied by Judiciary personnel within each district, and has tasked the Space and Facilities Division of the Administrative Office to develop a set of facilities planning guidelines for use by the districts in structuring their long range plans. (*Report of the Proceedings of the Judicial Conference of the United States*, March 1988, at page 39.) In accordance with the Conference directive, the planning strategy must be capable of: (a) forecasting caseload growth in incremental time frames; (b) projecting the number of judicial officers and support staff required to meet the forecasted caseload growth; (c) determining the amount of space required by commensurate staff increases; and (d) comparing projected space requirements with capacities of existing facilities.

Prior to a long range planning session, space projections derived from a baseline of statistical information are prepared by Administrative Office staff for each participant district. To ensure the success of a planning session, the chief judge of each district court appoints a team leader. It is recommended that a court administrator, such as the district court clerk be appointed to fill this role. The team leader is responsible for coordinating several tasks before the Administrative Office staff arrive to facilitate the district's long range planning session.

Prior to the appointed date, the chief judge of each selected district is notified in writing and is provided with a long range planning handbook outlining the steps of the process.

The completed work of the planning team is assembled and submitted to the District Court Chief Judge. Internal review and decisions vary from court to court. The official plan for district-wide space needs is submitted to the Administrative Office. The Long Range Planning Report is accompanied by a letter from the chief judge that includes any specific requests for initiating a project at locations where action is needed. The Administrative Office of the United States Courts communicates the requests for approval of ten year space accommodations for any site specific need to the appropriate Circuit Judicial Council. Once the Circuit Council approves the ten year requirements pursuant to 28 U.S.C. 462(b), an official request is sent to the appropriate GSA region.

Copies of final long range plans are routinely submitted to GSA Regional Officials, the GSA Assistant Commissioner for Planning, the Chairman of the Judicial Conference Space and Facilities Committee, and to the Circuit Judicial Council for review and comment.

To the best of our knowledge, the Judiciary is the only Federal entity doing long range facility planning. We recognize that adjustments might be required in our methodology and look forward to receiving comments from the General Accounting Office on our process. We would be pleased to have Subcommittee staff accompany Judiciary staff to an on-site planning session.

QUESTION

Regarding the Sacramento Courthouse is it your understanding that the City of Sacramento will be donating, at no cost, a site for the new courthouse project?

We understand that although the city may have donated a site, there will be site preparation costs for water hook ups, realignment of streets, etc. We recommend that GSA be consulted about specific details since that agency has been given the authority to acquire sites for public buildings.

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QUESTION

What will be the disposition of the Moss Building? What agencies will be housed in the building?

Since the Judiciary has no authority to dispose of or assign space in buildings, we recommend that GSA address these questions. We understand that GSA can reduce its leased inventory by backfilling the building with other agencies.

QUESTION

On what basis are costs allocated to "standard design" or "above standard additional design costs" - as reflected in the Montgomery, Alabama project, the Tampa project, and the Omaha, Nebraska project?

The General Services Administration determines what items it will provide in its facilities and which items are specific to a given tenant's needs. Those items that GSA has determined are tenant specific must be paid for by the tenant. For the Judiciary, these items might include the public counter in the clerk's office, special sound proofing in probation offices to ensure client confidentiality, drug testing facilities in probation offices, and sound systems in courtrooms. The costs of designing the public counters or the drug testing facilities might be considered a cost outside of the standards normally provided by GSA (an "above GSA standard design cost") and thus must be paid by the tenant. These GSA policies apply to all GSA tenants, not just the Judiciary.

QUESTION

Please explain how the size of the Santa Ana, California Building grew from 218,711 occupiable square feet to 347,498 occupiable square feet (will accommodate the 30-year expansion requirements of the courts)?

The 218,711 square foot requirement was developed with little input from the Judiciary in response to a Congressional request. Subsequent to submission of a GSA report (which contained the 218,711 estimate) to the Congress, the General Services Administration conducted a feasibility study (commonly referred to as a Prospectus Development Study or PDS) that fully examined the needs of the Courts, Judiciary-related Executive Branch agencies, and other Executive Branch agencies. The study revealed that the Bankruptcy Court requirements had been seriously underestimated by 45,000 square feet. In addition, the report did not take into account requirements for the probation office, the pretrial services office, the Federal public defender office and adequate library space. These requirements added approximately 25,000 square feet to the project.

Data the Judiciary obtained from review of the report and the prospectus currently under consideration by the Subcommittee indicate that non-Judiciary agencies also contributed to the revised requirement. The Internal Revenue Service appears to have increased its requirements by about 26,000 feet. The United States Trustee appears to have increased its requirement by about 14,000 square feet. Joint use space within the facility also increased by about 10,000 square feet. We recommend that GSA be consulted for more up-to-date information concerning the housing plan in Santa Ana, particularly for requirements related to non-Judiciary agencies.

The requirements included for the Judiciary in the prospectus will meet the ten year needs of the courts.

QUESTION

Regarding the Martin Luther King, Jr., Federal Building-Courthouse in Newark, New Jersey--How is it that courtrooms are no longer suitable for continued use as courtrooms. What will happen to such courtrooms 7, 10, and 11 (reassigned for Attorney Conference Rooms or rooms for court reporters)?

According to the Court, Courtroom 7 will be used for arbitration proceedings. Courtroom 11 has been designated as a second grand jury facility. Courtroom 10 is currently assigned to a Magistrate Judge, the fifth magistrate assigned to the Newark divisional office. When the Martin Luther King Building project is completed, pursuant to this prospectus, the Magistrate Judge will relocate to those new facilities. Courtroom 10 will then be used as a grand jury facility. All three facilities will continue to be used for court-related proceedings.

QUESTION

Concerning the Portland, Oregon courthouse, please explain what the two figures $96,390,000 and $115,483,000 mean?

We suggest GSA respond to this question since that agency is responsible for developing the costs of a given project.

QUESTION
Please explain how reliable a guide for facility planning a 30 year long range facility plan is? Can you really make accurate predictions that far into the future?

When you consider that it takes seven to ten years to plan, design and construct a new building, we simply must do our best to estimate further out into the future so that investments made by the Congress in new buildings are not rendered obsolete upon occupancy. In terms of expansion capability within a new Federal courthouse, perhaps a 15 year projection of needs from the time planning begins for a new building is reasonable.

The Judiciary is **not** suggesting that any space within a new building be left vacant until the court expands. It is not the intention of the Judiciary to request the General Services Administration to construct space that would remain vacant to meet a thirty year housing requirement. Buildings should be sized for court expansion, but there must be other Federal tenants to fill the space until such time as the Judiciary expands.

We do believe that sites selected for courthouses should be capable of meeting the thirty year requirement so that the existing courthouse can be expanded at the present location at an appropriate time, rather than abandoned when it can no longer accommodate the Judiciary. Proper site selection at the present will provide expansion capability when the need arises and the taxpayer is better served in the long run because entirely new buildings will not have to be built once an existing facility runs out of space. It is up to GSA, of course, to decide ultimately the sizing of a particular courthouse.

GSA's economic analysis of useful building life typically uses thirty years. Buildings are assumed to "wear out" by the end of this time period. Roofs have already been replaced, chillers replaced, and power panels and elevator controls have been changed. Developers typically have fully depreciated the property within 25 - 30 years.

We believe it is possible to make reasonable predictions 30 years into the future based on statistical trend analysis and input from court managers. The Judiciary examines local economics and demographics, prior caseload history, and the impacts of work measurement staffing formulae on space projections.

Should GSA decide to construct a 10 to 15 year portion of the long range plan we believe it useful for GSA to know what future requirements might be. Fundamental decisions can be considered in the building concepts development phase of a project to provide compatible extension of the current building so that a building will not be rendered obsolete in the future.

QUESTION
What are the factors that may change and thus impact on the value of your long range plans, such as a decrease in population growth?

There are numerous factors that may change, and thus have impacts on our studies. Population is certainly a factor, but other factors are the complexity of cases, economic influences, ethnic diversity in a given judicial district, trends to increase jurisdiction of federal courts (Violence Against Women bills, anti-stalking legislation, carjacking bills), prosecutorial priorities of the Executive Branch, e.g., "the war on drugs" or student loan default cases, and statutory changes in places of holding court or the creation of new judicial districts.

QUESTION
Do you believe that your office has a responsibility to restrain unwise Judicial growth? Could you give us an example how this restraint is reflected in the facility planning process?

As explained in Director Mecham's opening statement, the Congress has not given that authority to him or to the Administrative Office of the United States Courts. The Administrative Office staff certainly provides guidance to courts on projected housing requirements, but in the context of appropriate policies of the Judicial Conference of the United States and its Space and Facilities Committee. The circuit judicial councils, whose members are drawn from judges within each circuit, have the statutory authority to determine that court "accommodations" are "necessary" (28 U.S.C. 462 (b)).

During long range planning sessions, we consistently find judges and senior court managers reducing their projections of future space needs. We provide statistical data and data on what other courts of comparable size and demographics have projected to help guide courts when making space projections. Each court official must provide detailed notes about the assumptions they have used during the plan development stage. This documentation is especially important if their assumptions vary significantly from nationwide trends. With the completion to date of 72 long range facility plans we now have established a data base which affords us a much better opportunity to detect trends that can be communicated to court managers as they develop and update their long range plans.

QUESTION
Does GSA's courthouse construction budgeted for fiscal year 1994 meet the court's current needs?

As stated at the Subcommittee's hearing, a number of projects were deleted by the Office of Management and Budget from the Executive Branch's budget request. The Judiciary believes those projects should have been included for the review of the Subcommittee.

QUESTION
What are you prepared to do to decrease the tremendous cost in courthouses of furnishings that are above standard?

Courthouse furnishings are not considered "above standard." In October 1991, GSA revised its Federal Property Management Regulations to include the costs of providing fully finished and functional courtrooms and chambers in accordance with the standards in the United States Courts Design Guide. GSA is recovering the costs of finished courtrooms and chambers, including such items as witness boxes, jury boxes, judge's benches, wall finishes, and bookcases by charging the Judiciary a higher space rental rate in these spaces. Items such as public counters, sound proofing, construction of computer rooms, relocating other Federal agencies due to court expansion, and paying for alterations in space already occupied by the Judiciary are its funding responsibility. The Judicial Conference's Space and Facilities Committee is conducting a review of the space standards in the Design Guide to determine if standards and finish levels should be changed.

QUESTION
What kind of different financing could be proposed to OMB that would permit construction of needed court facilities?

The Judiciary recommends that changes in scorekeeping rules that require all funds to be treated as if they were obligated within the first few years of a project rather than spread throughout the useful life of a given building and time financing authority will not only help to satisfy the housing needs of the Judiciary, but will serve the needs of the Executive Branch as well, such as the Environmental Protection Agency and the Department of Transportation.

QUESTION

In your testimony you make reference to the 1984 Mandatory Sentencing Guidelines requirement that prisoners serve their full term. How does this result in the Judiciary needing additional space?

It has led to a ten to fifteen percent increase in probation staffs and significant increased activity levels within court facilities. It is estimated that in excess of 750 new probation positions have been created to meet the requirements of the sentencing guidelines. Approximately thirty percent of probation staff time is dedicated to implementation of the guidelines. It is anticipated that the workload attributable to the guidelines will increase as the number of persons convicted and sentenced increases.

In excess of 1,000 new probation positions have been authorized over the past four years. Given that there was little or no expansion space for probation and pretrial services officers in existing courthouse/federal buildings it has been necessary to move probation and pretrial services offices into leased facilities. In some major metropolitan areas it is not unusual for these offices to be spread out in a number of different buildings. Valuable staff time is lost commuting between the probation officers' office and the courthouse. Construction of new court facilities will consolidate court units into government-owned space, thereby reducing GSA's commercially leased rental payments.

QUESTION
What is the minimum standard size for a Bankruptcy court? Why is this standard different from other types of courtrooms?

The minimum standard size for a bankruptcy courtroom is 1800 square feet. This is different from the standard district courtroom of 2400 square feet because of the difference in functions between the specialized bankruptcy court and the district court.

Bankruptcy courts have authority under federal bankruptcy law to act on matters involving debtor-creditor relationships. Thus, bankruptcy judges conduct proceedings that are civil in nature.

District courts have a broad range of judicial responsibility and these courts conduct a wide range of judicial proceedings that include all manner of hearings, bench trials, and jury trials. These proceedings occur in both civil and criminal cases. Only the district court is authorized to conduct criminal trials.

The aspect of criminal jurisdiction alone provides an example which highlights the difference in function and thus space requirements. Criminal jury trials are routinely conducted in all district courtrooms. No criminal trials are conducted in bankruptcy courtrooms.

Criminal jurisdiction creates a need for space in district courts which is not required in bankruptcy courts. Criminal jury trials require space for 12 regular jurors plus sufficient alternates in the well of the courtroom. Moreover, in-custody criminal defendants require the presence of U.S. Marshals in the well of the courtroom, as well as non-public areas adjacent to district courtrooms for prisoner holding and movement.

Thus, juror and security concerns in criminal trials conducted in district court substantially increases the number of trial participants in the well of the district courtroom.

QUESTION
What is an adequate ceiling height for a courtroom?

Actual experience gained through the use of existing courtrooms throughout the United States, together with on-site examination, computer modeling, and scale and full size courtroom mockups provided experienced federal judges, architects and space planners with information used to develop standards for adequate ceiling heights for federal courtrooms.

The adequacy of ceiling heights generally varies with floor space requirements and is related to function and scale. For example, the appropriate height of a ceiling in a standard district courtroom of 2,400 square feet is 16 feet, a 1,500 square foot magistrate's courtroom has a 14 foot ceiling. A standard bankruptcy courtroom has a ceiling height of 16 feet. Any lower ceiling heights, from a structural point of view would make the rooms take on the proportions of a "tunnel."

QUESTION
Why is it necessary to have three different circulation patterns? Why is it necessary to separate judges from the public?

The answer to both questions is primarily dictated by security concerns. Modern courthouse design provides for three circulation patterns: public, restricted and secure. Public circulation provides access to courtrooms, clerk's office, law library, probation and pretrial services. Public circulation is used by lawyers, litigants, spectators, media representatives and other individuals having business with the court or wishing to view court proceedings. Restricted circulation internally links courtrooms, jury rooms, judges' chambers and other court related spaces. Restricted circulation is used by judges, authorized visitors, administrative and clerical support staff, court security officers and impaneled jurors. Secure circulation connects U.S. Marshal facilities with holding cells and courtrooms. Secure circulation is used for the movement of in-custody prisoners.

In the past ten years, three federal judges have been murdered for actions taken by them in the course of their judicial duties. The first chairman of the Space and Facilities Committee of the United States Judicial Conference, Judge Robert S. Vance of the Eleventh U.S. Circuit Court of Appeals, was killed in Birmingham, Alabama, in 1989.

All judges are routinely required to make difficult and sometimes unpopular decisions based on the laws and Constitution of the United States. These decisions engender in individual criminal defendants and civil litigants, and sometimes the public at large, strong feelings of resentment and animosity which can prompt acts of violence. Judicial enforcement of civil rights afforded by the Constitution and federal law can be publicly unpopular. Decisions by federal judges dealing with issues such as desegregation, abortion and school prayer can cause widespread public animosity--animosity directed at the federal judge or judges involved. Security experts advise that members of the public who may harbor extreme feelings of anger and ill will toward a federal judge would be likely to produce unacceptable efforts of intimidation or acts of violence if permitted access to the judge.

Mr. TRAFICANT. With that, the subcommittee stands adjourned.

[Whereupon, at 11:10 a.m., the subcommittee proceeded to further business.]

Statement of L. Ralph Mecham

Director

Administrative Office of the
United States Courts

Before the Subcommittee on
Public Buildings and Grounds

of the

Committee on Public Works
and Transportation

United States House of Representatives

on

The General Services Administration's
Space and Facilities Program
for the Judiciary

April 27, 1993

Mr. Chairman and Members of the Subcommittee:

My name is L. Ralph Mecham. I am the Director of the Administrative Office of the United States Courts. The Federal Judiciary appreciates the opportunity to appear before you today to discuss the General Services Administration's 1994 Capital Construction Program for the Judiciary and the space needs of the Federal Court System. The Judiciary supports those projects included in the 1994 program. We would be pleased to work with the Subcommittee and its staff prior to mark-up to discuss any details of the proposals that have been submitted for consideration.

Statutory Authorities Governing the Judiciary's Space and Facilities

Mr. Chairman, before I proceed with my specific remarks, I would like to take just a few moments to describe my responsibilities, those of the circuit judicial councils, and those of the Judiciary's policy making body, the Judicial Conference of the United States, with regard to space and facilities matters.

As Director of the Administrative Office of the United States Courts, I have the statutory responsibility to provide court accommodations as described at Title 28 of the United States Code, section 604 (a)(12). Although I have this statutory responsibility, I lack the statutory authority and the resources to provide court accommodations. Those authorities, as you know, have been vested in the Executive Branch's General Services Administration.

The circuit judicial councils, whose members are drawn from judges within each respective circuit, have the statutory authorities "to make all necessary and appropriate orders for the effective and expeditious administration of justice within its circuit." This authority is important because the circuit councils determine that the court "accommodations" are necessary for the administration of justice as described in 28 U.S.C. §462(b).

The Judicial Conference of the United States, over which the Chief Justice presides, has within it a Committee on Space and Facilities which provides nationwide policy recommendations on space and facilities matters to the Judicial Conference for its consideration. Judge Robert C. Broomfield from Phoenix, Arizona chairs that Committee. He is here today. The Space and Facilities Committee was responsible for development of the United States Courts Design Guide, a copy of which has been provided to the Committee staff. The Guide, published in 1991, sets forth space standards for all Judiciary and Judiciary-related agencies such as the U.S. Attorney and the U.S Marshal. Development of the Guide was an important step toward ensuring that uniform guidance is provided to the General Services Administration and design

architects on the space and facilities requirements of the courts. It has been well received throughout the architectural community.

I believe it is important for the Committee members to understand which entities within the Third Branch have the responsibilities for both approving the need for a given facility, providing those facilities and for setting nationwide policy. It is within the context of these comments that I now wish to proceed with my remarks about factors that are affecting the growth of the Judiciary and the impact of that growth on our facilities requirements.

Impact of Budget Reductions

As you and the other Subcommittee members know, over $585 million has been proposed by GSA in 1994 for site acquisition, design, or construction of eleven courthouses. Alteration and design of renovations in existing buildings will total an additional $28.7 million (Attachment I). The Judiciary recognizes this is a very significant funding requirement, particularly in light of the budgetary constraints within which the entire Federal Government must operate at the present time and in the foreseeable future. We are living with a Government deeply in debt and certainly recognize that the public is concerned about the cost of Government. Just as in the Executive Branch and in the Congress, the Judiciary's appropriations in constant dollars have been reduced severely below the current services level. In 1993, we have only 93 percent of the funding necessary to perform our work. In addition to reducing operating expenses by about $130 million, $32.5 million of which came from our space and facilities program, civil jury trials are scheduled to stop in mid-May and there will be no funding to pay private attorneys who represent indigent defendants after next month. The budget reductions prevalent throughout Government are indeed having a significant impact on the administration of justice; the Judiciary is no exception.

The effect of these reductions on our space and facilities program has been devastating. Virtually every new alteration project or new construction project requiring funds from the Judiciary this year has been stopped. The only exceptions are for projects related to judgeships authorized by the Federal Judgeship Act of 1990, for magistrate judge positions authorized by the Congress in 1993, and for the Judiciary's share of prospectus projects that are ready for design or construction contract award this year.

Leasing actions that have been in the works for months and months are grinding to a halt. Probation offices are moving into GSA standard space without adequate security. Expansion projects for our clerks' offices are on hold. The costs that we must pay of relocating other agencies to make way for court expansion cannot be provided, so leasing actions for these other agencies also are stopping. Significant efforts on the part of both GSA realty personnel and Judiciary staffs are being wasted

as a result of the severe pressure to reduce expenses in every possible way. Since it can take anywhere from six to twenty-four months to obtain significant blocks of expansion space, the Judiciary finds itself trying to house staffs authorized by the Congress over the past several years and now has run out of funds just as GSA is ready to move forward with space procurement actions.

Growth in Staffing and Expanded Jurisdiction of the Courts

I am not sure that the Subcommittee is aware that since 1989 over 6,000 positions have been added to the Judiciary's workforce, an increase of 28 percent. The Justice Department staff for United States Attorneys, which has a direct impact on our workload, increased very significantly during the same period, from 6,730 positions to 8,119. Our reimbursements to GSA for space rental, extra heating and air conditioning charges outside of the normal workday, and alterations will be close to $400 million this year. Our rental bill alone at this time is estimated to be in excess of $370 million nationwide. By comparison, fifteen years ago in 1978, we provided $78 million to GSA for its services and our rental bill was about $73 million nationwide. As recently as 1989 our space rental bill was only approximately $224,000,000. I have attached to this statement the costs associated with our space and facilities program for the last four years, including estimates for 1994, and a table that shows the increased growth in staffing of the courts from 1989 to 1993 (Attachments II & III).

Mr. Chairman, with an increase in personnel of such magnitude and the significant financial resources the Judiciary is dedicating to space needs, I am sure you and the other Committee members must be asking yourselves what has contributed to all of this growth in times of shrinking budgets and fiscal restraint. Let me assure you once again that the Judiciary recognizes that the public is intensely concerned about the cost of Government and public buildings. Nevertheless, in all likelihood the Congress will continue to increase the jurisdiction of the Federal Courts and this increase will result in the need for new facilities to accommodate this growth. The impact of laws and future legislation will continue to drive the workload of the courts. I have attached a listing to my formal statement that shows that almost two hundred pieces of legislation have affected our workload (Attachment IV). Proposals contained in anti-stalking bills, carjacking bills, handgun bills, and "Violence Against Women" bills all would take what have been matters heretofore handled on the state and local levels and give them standing in Federal court. The prosecutorial priorities of the Executive Branch also have a tremendous impact on the workload that enters Federal courts.

I have a few examples of the impact prosecutorial priorities and legislation can have on our housing needs.

Violence Against Women Act

One piece of legislation that could affect the workload of the Federal Courts is the Violence Against Women Act (H.R. 1133 and S. 11). This bill has a real potential to pass the Congress during this session.

Some of the bill's major provisions address: (1) permitting civil rights remedies for crimes of violence motivated by the victim's gender; (2) creation of new Federal criminal offenses for interstate travel to commit spousal abuse, and interstate travel to violate protection orders; (3) increased sentences and fines for repeat offenders; and (4) mandatory restitution. I would be pleased to submit a more detailed statement of the impact of this bill for the hearing record.

Drug Interdiction

Throughout the 1980's and into the 1990's Federal law enforcement agencies targeted the interdiction of illegal drugs as a major priority. In 1992, district courts reported 12,512 drug filings. Since 1988 drug filings increased 18 percent, comprising 25 percent of all criminal cases filed. In 1992, there were 1.95 defendants per drug case (up from 1.88 defendants per case in 1988) and 1.22 defendants per non-drug criminal case. Because of their multi-defendant nature, drug cases, even in a relatively low profile "average" case, command at a minimum nearly twice the amount of judicial resources than a non-drug case requires. Separate arraignments, motions and sentencing hearings may be required for each defendant in a single case if they respond differently to the charges.

Sentencing Reform Act

A law that has had major impact on staffing and workload of the Federal court system is the 1984 Sentencing Reform Act. As a direct result of this legislation, Sentencing Guidelines were introduced in November 1987 for those committing offenses after 1987. Under the guidelines, a conviction usually requires that the entire prison term be served as well as a period of supervised release. A prisoner sentenced under the guidelines does not have the benefit of parole. When a prison sentence was imposed previously, the defendant was often eligible for parole after serving a portion of the prison term. The period of parole covered the remainder of the time not served in prison. If a violation of supervised release is committed, the individual can be re-incarcerated.

The Federal probation system has felt the effects of this law over the last several years. The number of persons received by the probation system on a term of supervised release more than doubled during the past three years. Since 1990, this figure rose from 5,531 to 12,133, a 119 percent increase. As a greater number of those

sentenced under the Guidelines are released from prison, the number of individuals received on terms of supervised release will continue to rise. Due to the recent surge in the number of persons received for supervision, the total number of persons under supervision reached 85,362 in 1992, a 12 percent growth over 1988.

The Guidelines set mandatory sentences for crimes committed as well as provide for appeals of sentences imposed in the U.S. district courts; before that time only convictions could be appealed. Consequently, after the implementation of the Sentencing Guidelines in November 1987, criminal appeals increased significantly. Nearly 63 percent of the criminal appeals filed in 1989 originated from a case sentenced in accordance with the Guidelines. By 1992, this number rose to 85 percent or 9,322 cases. The percentage of cases in which the sentence was appealed increased slightly each year between 1989 and 1992. During the same period, the percentage of cases in which both sentence and conviction were appealed rose dramatically. This year, 2,422 (22 percent) were appeals of sentence only, and 4,982 (45 percent) were appeals of both sentence and conviction.

As I am sure you can see, the Guidelines and the drug caseload have had a significant impact on the administration of our judicial system. The increased activity on both the part of probation and pre-trial service staffs and judges has generated the need for expanded probation offices, many of which have to be located in leased facilities because there is no room left in existing courthouses, and has created increased demands and strain on the aging inventory of courtrooms. Over 1,300 probation positions have been added to the Judiciary since 1989.

I must also say that although we now have a new President, I do not anticipate that the workload coming to Federal courts will diminish in any great way. While the prosecutorial priorities might be different, the fact remains that there are a number of laws on the books right now that will continue to have a dramatic impact on the workload of Federal courts. The President, in his February 17, 1993, "Vision of Change for America" speech on page 60, in the chapter "What We Must Do Now," described the need for "a comprehensive program to support and improve all aspects of the criminal justice system." He further stated the need for "increased funds to meet costs associated with detaining and incarcerating the growing Federal prison population, which has resulted from increased arrests and the imposition of minimum mandatory sentences; and increased funds for existing law enforcement activities." The impact of the mandatory minimum sentences has been described above in this statement. Clearly, there seems to be no end in sight.

The nature of the courts' workload in both criminal and civil proceedings necessitates sufficient space in the courtroom to accommodate all participants. High profile cases like the Rodney King and the John Gotti trials point to the need for adequate public seating in the courtroom. In the courtroom "well," 10 to 20 people

can be present including lawyers, clients, the court reporter, the judge, and clerks, in addition to the seated jury. Even larger groups of people are not uncommon. For example, a criminal trial involving six in-custody defendants could generate 50 or more participants, including the judge, the courtroom deputy clerk, the court reporter, a law clerk, two assistant U.S. attorneys, two case agents, the six defendants, their six defense attorneys, 12 security officers or marshals, 18 jurors, witnesses, and an interpreter.

Growth in the Capital Needs of the Judiciary

Mr. Chairman as you know, there have been a number of new facilities authorized by your Committee and your sister Committee in the Senate over the past few years. During the 1970's and mid 1980's there was virtually no new courthouse construction except for a sporadic building here or there. Since 1990 an average of nine new buildings has been authorized per year. New projects in Montgomery, Alabama, Omaha, Nebraska, and San Diego, California, have been proposed by the Executive Branch for inclusion in this year's program as well as construction funds or additional design funds for nine projects that have been previously funded.

With the construction of new facilities comes the need to renovate and realign the space vacated by the Judiciary once it has moved from the older courthouse facilities. In many instances, the Judiciary's expansion requirements take up the space vacated once another court entity moves from an existing building. Hopefully, in most circumstances, the backfilling of the vacated space in existing courthouses with bankruptcy courts, probation offices or other judiciary-related agencies where feasible, reduces GSA's leasing costs in the long term. Your Committee will be considering eight design prospectuses that involve repairs and alterations for the Judiciary in existing buildings.

The increasing caseloads, increased staffing and the changing nature of the courts' workloads have pushed existing courthouse facilities to their maximum capacity. With the 6,000 new positions authorized in just the past few years, new positions no longer can be "crammed" into existing space. Also during the last two years, 74 new district and 11 circuit judgeships were authorized as were 35 new bankruptcy judges and 81 magistrate judges. These actions have resulted in recognition by your Subcommittee and the Appropriations Committees of the Congress of the need to authorize and fund new courthouse facilities.

As you know, there is indeed a backlog of housing requirements that remain to be met. Most of the courthouses now in use were built in two earlier periods of construction. The first was just after the civil war when courthouses were built to signify the presence of the Federal Government. The second period was in the 1930's when combination post office/courthouses were built.

Mr. Chairman, at this time, the Judiciary is taking an active role in getting the facilities it needs to conduct court business for the present and the future. The Judicial Conference requires each district to develop a long range facility plan based upon past workload statistics and future projected caseloads. Because it takes seven to ten years to plan, design, and build a courthouse, it has become necessary to look beyond ten-year housing requirements because buildings would be outgrown by the time they were completed if they were built only to a ten year projection. A fifteen to twenty year projection of space needs from the time a project is authorized by the Congress is more feasible.

Of course, any construction must be accomplished within the confines of the budget constraints of the present. But the Federal Judiciary cannot lose sight of the fact that courtrooms and courthouses must provide an environment which adequately enables the judge to properly carry out his or her judicial responsibilities. Courtrooms must be of sufficient size and scale to provide a calm, well-ordered, neutral setting which facilitates the orderly presentation of evidence to the judge or jury enabling rational decision-making. The judicial process in our country is purposefully adversarial and confrontational. Witnesses are confronted by lawyers. Lawyers are confronted by judges. Criminal defendants may be finally confronted by the consequences of their actions. What takes place in a Federal courthouse and in a courtroom in particular is regulated conflict designed to arrive at the truth. Judicial proceedings in Federal courtrooms are not meant to be egalitarian, informal or relaxed.

Federal courtrooms are not places for consensus building -- they are places for conflict resolution and are not the day-to-day office type spaces the Executive Branch routinely provides to other Federal agencies. In a courtroom, there is always a winner and a loser. Moreover, in the Federal trial courtroom one person, the judge, is clearly and unequivocally in charge. The practical need for the visual identification of the judge's authority requires a deliberate use of space and scale for psychological impact. This psychological element is extremely critical. It is perhaps the major factor in aiding the judge to control the activities of trial participants and spectators in the courtroom.

Yet it is important, as well, that the atmosphere created by the entire courthouse cause a person entering to recognize that he or she is in a special place where reasoned thought is given to important decisions. A place set apart from the typical human interplay which occurs in the course of everyday life. A place of stability where fairness and impartiality is the hallmark.

Technology too, has had an impact on the facilities we need to accommodate the presentation of evidence during trials and the docketing of cases. Increased use of alternative dispute resolution may change future design needs and lead to "justice centers" instead of the familiar courthouse of the present. New courthouses must accommodate circulation patterns that ensure the safety of the public and judges.

I hope that my presentation has given you and the other members of the Subcommittee a better understanding of why our facilities requirements have grown so significantly over the past few years. Given the types of activity taking place in Federal courts, I would hope Mr. Chairman that you and the other Subcommittee members would agree that fully functional, secure courthouses that portray dignity and order in circumstances that are adversarial by their very nature, must be provided so that the fundamental principles of due process that are an integral part of the American System of Government are preserved.

Mr. Chairman, I would be pleased to address any questions you or any of the other Subcommittee members might have at this time. Let me again say thank you on behalf of the Judicial Conference for allowing me to appear before you this morning.

Fiscal Year 1994 Prospectus Program

Location	Purpose	Amount	
Construction Projects			
Montgomery, AL	S&D	$5,195,000	Site
		$2,081,000	Design
Little Rock, AR	C	$14,098,000	
Sacramento, CA	C	$162,225,000	
Santa Ana, CA	C	$168,000,000	
Tampa, FL	C	$68,058,000	
Boston, MA	C	$19,000,000	
Omaha, NB	S&D	$9,553,000	Site
		$4,408,000	Design
Newark, NJ-MLK-F	C	$4,868,000	
Brooklyn, NY	S	$30,000,000	
Portland, OR	C	$96,390,000	
Laredo, TX*	S&D	$4,093,000	
SUBTOTAL		$587,969,000	

*An initial amount of $4,394,000 was authorized in FY 1993 for S&D.

Fiscal Year 1994 Prospectus Program (continued)		
Repair and Alteration Projects		
San Diego, CA	D&C	$11,644,000
SUBTOTAL		$11,644,000
Design Prospectuses		
Los Angeles. CA 312 No. Spring	D/R&A	$1,734,000
Los Angeles. CA 300 No. LA	D/R&A	$6,015,000
Camden, NJ PO-Crthse	D/R&A	$961,000
New York, NY Foley Squre	D/R&A	$2,586,000
Philadelphia. PA Byrne/Green	D/R&A	$1,988,000
Providence, RI FB-Crthse	D/R&A	$676,000
Lubbock, TX FB-Crthse	D/R&A	$1,085,000
Richmond, VA Crthse-Crths Ann.	D/R&A	$1,153,000
SUBTOTAL		$16,198,000
GRAND TOTAL, 1994 Capital Program		$615,811,000

Legend:
D= Design
C=Construction
BSYS=Building Systems Work
R&A=Repair and Alteration Work
S=Site

JUDICIARY SPACE AND FACILITIES PROGRAM

Fiscal Year	GSA Rent	Alterations	Leased Parking, Sound Systems, Architectural Contracts, Non-GSA Rent	TOTAL
1989	$224,355,000	$14,948,000	$4,614,000	$243,917,000
1990	$234,272,000	$26,793,000	$5,221,000	$266,286,000
1991	$257,128,000	$48,539,000	$8,544,000	$314,211,000
1992	$305,771,000	$72,735,000	$8,337,000	$386,843,000
1993 *	$378,054,000	$11,390,000	$10,998,000	$400,442,000
1994 *	$446,185,000	$24,215,000	$11,631,000	$482,031,000

* Estimated.

NOTE: All estimates for tenant alterations exclude $19,689,000 that has been obligated for the judgeships authorized by the Federal Judgeship Act of 1990.

ATTACHMENT III

The Federal Judiciary
Comparison of Staffing
1989 - 1993

POSITION	1989 PERMANENT POSITIONS	1993 PERMANENT POSITIONS	DIFFERENCE PERMANENT POSITIONS
ARTICLE III JUDGES	731	816	85
OTHER JUDGES:			
CLAIMS COURT JUDGES	16	16	0
BANKRUPTCY JUDGES	284	291 *	7
MAGISTRATE JUDGES	294	375	81
SUBTOTAL, OTHER JUDGES	594	682	88
SUBTOTAL	1,325	1,498	173
CIRCUIT EXECUTIVES' OFFICES	67	114	47
CLERKS' OFFICES	8,801	11,310	2,509
PROBATION OFFICES	4,013	5,339	1,326
PRETRIAL OFFICES	428	878	450
JUDGES' STAFFS	4,389	5,162	773
COURT REPORTERS	594	684	90
CENTRAL LEGAL STAFFS	243	388	145
LIBRARIANS	186	265	79
OTHER PERSONNEL	145	168	23
SUBTOTAL	18,866	24,308	5,876
TOTAL	20,191	25,806	6,049

* Does not include 35 Bankruptcy Judges and respective bankruptcy judge staff authorized. Funding is pending in a 1993 supplemental request.

20-Apr-93

LEGISLATION ENACTED IN LAST TWO DECADES TENDING TO INCREASE THE WORKLOAD OF THE FEDERAL COURTS

1. Freedom of Information Act Amendments and Privacy Act of 1974, 5 USCS 552
2. Truth in Lending Act
3. Legal Services Corporation Act of 1974, P.L. 93-355
4. Occupational Safety and Health Act of 1970, P.L. 91-596
5. Speedy Trial Act, P.L. 96-43
6. National Works Compensation Act
7. Federal Election Campaign Act
8. Land Sales Full Disclosure Act
9. Consumer Goods Pricing Act, P.L. 94-145
10. Energy Policy and Conservation Act
11. Omnibus Crime Control and Safe Streets Act Amendments
12. Equal Employment Opportunity Act of 1972, P.L. 92-261
13. Tax Reform Act of 1976 (Administrative Summons Enforcement)
14. Social Services Amendments of 1974 (Child Support Enforcement), 88 Stat. 2337
15. Comprehensive Drug Abuse Prevention and Control Act of 1970, P.L. 51-513
16. Employee Retirement Income Security Act of 1974, P.L. 93-406
17. Organized Crime Control Act of 1970 (Includes Civil and Criminal RICO), P.L. 91-452
18. Juvenile Justice and Delinquency Prevention Act of 1974, P.L. 93-415
19. Fair Credit Reporting Act
20. Consumer Credit Protection Act Amendments of 1970, P.L. 91-508
21. Clean Air Act Amendments of 1970, P.L. 91-604
22. Water Pollution Control Act Amendments, P.L. 94-273
23. Toxic Substances Control Act, P.L. 94-469
24. Consumer Product Safety Act, P.L. 94-573
25. Consumer Leasing Act of 1976, P.L. 94-240
26. Equal Credit Opportunity Act Amendments of 1976, P.L. 94-239
27. Longshoremen's and Harbor Workers' Compensation Act Amendments of 1972, P.L. 92-576
28. Renegotiation Amendments of 1968, P.L. 90-634
29. Hart-Scott-Rodino Antitrust Improvements Act of 1976 (Parens patriae actions), P.L. 94-435
30. Antitrust Procedures and Penalties Act, P.L. 93-528
31. Older Americans Amendments of 1975 (Age Discrimination Act of 1975), P.L. 94-135
32. Securities Act Amendments of 1975, P.L. 94-29
33. Voting Rights Act Amendments of 1970 (and 1982 Amendments), P.L. 91-285, 97-205
34. Fishery Conservation and Management Act of 1976, P.L. 94-265
35. Resource Conservation and Recovery Act of 1976, P.L. 94-580
36. Civil Rights Attorneys' Fee Awards Act of 1976, P.L. 94-559
37. Fair Labor Standards Amendments of 1974, P.L. 93-259
38. Headstart, Economic Opportunity, and Community Partnership Act of 1974, 85 Stat. 55; 88 Stat. 2291

39. Act of October 19, 1976, for a General Revision of the Copyright Law, 90 Stat. 2541
40. Act of October 21, 1976, for Judicial Review of Administrative Agency Action
41. Clean Air Amendments of 1977, P.L. 95-95; 95-190
42. Department of Energy Organization Act, 91 Stat. 565
43. Food and Agriculture Act of 1977, 91 Stat. 913
44. Federal Mine Safety and Health Amendments Act of 1977, 91 Stat. 1290
45. Foreign Corrupt Practices Act of 1977, 91 Stat. 1494
46. Age Discrimination in Employment Act Amendments of 1978 and 1986, 92 Stat. 189; 100 Stat. 3342
47. Communications Act Amendments of 1978, 92 Stat. 33
48. Right to Financial Privacy Act of 1978, 92 Stat. 3697
49. Act of November 6, 1978, to Establish a Uniform Law on the Subject of Bankruptcy, 92 Stat. 2549
50. Contract Disputes Act of 1978, 92 Stat. 2383
51. Customs Procedural Reform and Simplification Act of 1978, 92 Stat. 888
52. Education Amendments of 1978 and 1984, 92 Stat. 2143; 99 Stat. 379
53. Financial Institutions Regulatory and Interest Rate Control Act of 1978, 92 Stat. 3641
54. Natural Gas Policy Act of 1978, 92 Stat. 3350
55. Outer Continental Shelf Lands Act Amendments of 1978, 92 Stat. 634
56. Powerplant and Industrial Fuel Use Act of 1978, 92 Stat. 3289
57. Act of October 13, 1978, to Revise the Interstate Commerce Act, 92 Stat. 29
58. Trade Agreements Act of 1979, 93 Stat. 144 (19 U.S.C. § 1501)
59. Depository Institutions Deregulation and Monetary Control Act of 1980, 94 Stat. 132 (12 U.S.C. § 1818(h))
60. Civil Rights Institutionalized Persons Act, 94 Stat. 349
61. Deep Seabed Hard Mineral Resources Act 94 Stat. 553 (5 U.S.C. § 701)
62. Ocean Thermal Energy Conversion Act of 1980, 94 Stat. 974
63. Multi-Employer Pension Plan Amendments Act of 1980, 94 Stat. 1208
64. Housing and Community Development Act of 1980, 94 Stat. 1614
65. Federal Railroad Safety Authorization Act of 1980, 94 Stat. 1811
66. Automobile Fuel Efficiency Act of 1980, 94 Stat. 1821
67. Social Security Disability Amendments of 1980, 94 Stat. 441
68. Veterans Rehabilitation and Education Amendments of 1980, 94 Stat. 2171
69. Securities Investor Protection Act-Financial Privacy Act Amendments, 92 Stat. 249
70. Privacy Protection Act of 1980, 94 Stat. 1879
71. Classified Information Procedures Act, 94 Stat. 2025
72. Energy Security Act, 94 Stat. 611
73. Equal Access to Justice Act, 94 Stat. 2325
74. Solid Waste Disposal Act Amendments of 1980, 94 Stat. 2055
75. Federal Question Jurisdictional Amendments Act of 1980, 94 Stat. 2369
76. Comprehensive Environmental Response, Compensation and Liability Act of 1980
77. Act of December 12, 1980, to Amend the Patent and Trademark Laws, 94 Stat. 3015 (35 U.S.C. § 141-45)
78. Parental Kidnapping Prevention Act of 1980
79. Act of September 15, 1980, Facilitating Enforcement by the Coast Guard of Drug Importation Laws
80. Veterans Rehabilitation and Education Amendments of 1980, 94 Stat. 2171
81. Lacey Act Amendments of 1981, P.L. 97-79
82. Intelligence Authorization Act for Fiscal Year 1982, P.L. 97-89

83. Agriculture and Food Act of 1981, P.L. 97-98
84. International Security and Development Cooperation Act of 1981, P.L. 97-113
85. Immigration and Nationality Act Amendment of 1981, P.L. 97-116
86. Omnibus Reconciliation Act of 1981, P.L. 97-123
87. Export Administration Act of 1981, P.L. 97-145
88. Tax Equity and Fiscal Responsibility Act of 1982, P.L. 97-248
89. Omnibus Budget Reconciliation Act of 1982, P.L. 97-253
90. Communications Amendments Act of 1982, P.L. 97-259
91. Victim and Witness Protection Act of 1982, P.L. 97-291
92. Reclamation Reform Act of 1982, P.L. 97-293
93. Job Training Partnership Act, P.L. 97-300, and Amendments of 1986, P.L. 99-496
94. Garn-St.Germain Depository Institutions Act of 1982, P.L. 97-320
95. False Identification Crime Control Act of 1982, P.L. 97-398
96. Nuclear Regulatory Commission Authorization Act, P.L. 97-415, 28 U.S.C. §158
97. Nuclear Waste Policy Act of 1982, P.L. 97-425
98. Futures Trading Act of 1982, P.L. 97-444, and 1986, P.L. 99-641
99. Federal Oil and Gas Royalty Management Act of 1982, P.L. 97-451
100. Rail Safety and Service Improvement Act of 1982, P.L. 97-468
101. Migrant and Seasonal Agricultural Worker Protection Act, P.L. 97-470
102. Internal Revenue Code Amendments, P.L. 97-473
103. Payment-in-Kind Tax Treatment Act of 1983, P.L. 98-4
104. Social Security Amendments of 1983, P.L. 98-21
105. Interest and Dividend Tax Compliance Act of 1983, P.L. 98-67
106. Dairy and Tobacco Adjustment Act of 1983, P.L. 98-180
107. Domestic Housing and International Recovery and Financial Stability Act, P.L. 98-181 (Titles I - XI of the Supplemental Appropriations Act of 1984)
108. United States Commission on Civil Rights Act of 1983, P.L. 98-183
109. Education of the Handicapped Act Amendments of 1983, P.L. 98-199
110. Rehabilitation Amendments of 1984, P.L. 98-221 and Amendments 1986, P.L. 99-506 (20 U.S.C. § 3873)
111. Shipping Act of 1984, P.L. 98-237
112. Agricultural Programs Adjustment Act of 1984, P.L. 98-258
113. Controlled Substance Registrant Protection Act of 1984, P.L. 98-305
114. Insider Trading Sanctions Act of 1984, P.L. 98-376
115. Education for Economic Security Act. P.L. 98-377
116. Retirement Equity Act of 1984, P.L. 98-397
117. Comprehensive Crime Control Act of 1984, P.L. 98-473
118. Aviation Drug-Trafficking Control Act, P.L. 98-499
119. Carl D. Perkins Vocational Education Act, P.L. 98-524
120. Development Disabilities Act of 1984, P.L. 98-527
121. Trade and Tariff Act of 1984, P.L. 98-573
122. Small Business and Federal Procurement, Competition Enhancement Act of 1984, P.L. 98-577
123. Criminal Fine Enforcement Act of 1984, P.L. 98-596
124. Hazardous and Solid Waste Amendment of 1984, P.L. 98-616
125. Export Administration Amendment Act of 1985, P.L. 99-64
126. International Security and Development Cooperation Act of 1985, P.L. 99-83
127. Internal Revenue Code Amendments (Imputed Interest Rules), P.L. 99-121
128. Food Security Act of 1985, P.L. 99-198
129. Farm Credit Amendments Act of 1985, P.L. 99-205
130. Food Security Improvements Act of 1986, P.L. 99-260

131. Firearms Owners' Protection Act, P.L. 99-308
132. Safe Drinking Water Act Amendments of 1986, P.L. 99-339
133. Education of the Handicapped Act Amendments of 1986, P.L. 99-457
134. Computer Fraud and Abuse Act of 1986, P.L. 99-474
135. Electric Consumer Protection Act of 1986, P.L. 99-495
136. Higher Education Amendments of 1986, P.L. 99-498, and 1987, P.L. 100-50
137. Superfund Amendments and Reauthorization Act of 1986, P.L. 99-499
138. Electronic Communications Privacy Act of 1986, P.L. 99-508
139. Tax Reform Act of 1986, P.L. 99-514
140. Asbestos Hazard Emergency Response Act of 1986, P.L. 99-519
141. Bankruptcy Judges, United States Trustees, and Family Farmer Bankruptcy Act of 1986, P.L. 99-554
142. National Childhood Vaccine Injury Act of 1986, P.L. 99-660
143. Risk Retention Amendments of 1986, P.L. 99-563
144. Anti-Drug Abuse Act of 1986, P.L. 99-570
145. Government Securities Act of 1986, P.L. 99-571
146. Immigration Marriage Fraud Amendment of 1986, P.L. 99-639
147. Employment Opportunities for Disabled Americans Act, P.L. 99-643
148. Health Program Act of 1986, P.L. 99-660
149. Water Resources Development Act of 1986, P.L. 99-662
150. Water Quality Act of 1987, P.L. 100-4
151. Surface Transportation and Uniform Relocation Assistance Act of 1987, P.L. 100-17
152. Farm Disaster Assistance Act of 1987, P.L. 100-45
153. Stewart B. McKinney Homeless Assistance Act, P.L. 100-77, and Amendments of 1988, P.L. 100-628
154. Competitive Equality Banking Act of 1987, P.L. 100-86
155. Medicare and Medicaid Patient and Program Protection Act of 1987, P.L. 100-93
156. Developmental Disabilities Assistance and Bill of Rights Act Amendments of 1987, P.L. 100-146
157. Older Americans Act Amendments of 1987, P.L. 100-175
158. Public Health Service Amendments of 1987, P.L. 100-177
159. Sentencing Act of 1987, P.L. 100-182
160. Criminal Fine Improvements Act of 1987, P.L. 100-185
161. United States - Japan Fishery Agreement Approval Act of 1987, P.L. 100-220
162. Airport and Airway Safety and Capacity Expansion Act of 1987, P.L. 100-223
163. Agricultural Credit Act of 1987, P.L. 100-233
164. Housing and Community Development Act of 1987, P.L. 100-242
165. Civil Rights Restoration Act of 1987, P.L. 100-259
166. Age Discrimination Claims Assistance Act of 1988, P.L. 100-283
167. Augustus F. Hawkins - Robert T. Stafford Elementary and Secondary School Improvement Amendments of 1988, P.L. 100-297
168. International Child Abduction Remedies Act, P.L. 100-300
169. Retiree Benefits Bankruptcy Protection Act of 1988, P.L. 100-334
170. Rail Safety Improvement Act of 1988, P.L. 100-342
171. Medicare Catastrophic Coverage Act of 1988, P.L. 100-360
172. Worker Adjustment and Retraining Notification Act, P.L. 100-379
173. Disaster Assistance Act of 1988, P.L. 100-387
174. Agricultural Credit Technical Correction Act of 1988, P.L. 100-399
175. Omnibus Trade and Competitiveness Act of 1988, P.L. 100-418
176. Fair Housing Amendments Act of 1988, P.L. 100-430 (28 U.S.C. § 158)
177. Hunger Prevention Act of 1988, P.L. 100-435

178. Family Support Act of 1988, P.L. 100-485
179. Immigration Technical Corrections Act of 1988, P.L. 100-525
180. Small Business Administration Reauthorization and Amendment Act of 1988, P.L. 100-590
181. Health Omnibus Programs Extension of 1988, P.L. 100-607
182. Handicapped Programs Technical Amendments Act of 1988, P.L. 100-630
183. Technical and Miscellaneous Revenue Act of 1988, P.L. 100-647
184. Trademark Law Revision Act of 1988, P.L. 100-667
185. Water Resources Development Act of 1988, P.L. 100-676
186. Ocean Dumping Ban Act of 1988, P.L. 100-688
187. Anti-Drug Abuse Act of 1988, P.L. 100-690
188. Federal Employees Liability Reform and Tort Compensation Act of 1988, P.L. 100-694
189. Major Fraud Act of 1988, P.L. 100-700
190. Insider Trading and Securities Fraud Enforcement Act of 1988, P.L. 100-704
191. Natural Gas Pipeline Safety Act Amendments of 1976, 90 Stat. 2073
192. Federal Land Policy and Management Act Amendments of 1976, 90 Stat. 2744
193. P.L. 99-80, Amendments to Section 504 of Title 5 with Respect to Expense and Fee Awards
194. Government Ethics Reform Act of 1989, P.L. 101-194
195. Crime Control Act of 1990, P.L. 101-647
196. The Immigration Act of 1990, P.L. 101-649
197. Judicial Improvements Act of 1990, P.L. 101-650
198. Technical Corrections, Judicial Improvements Act of 1990, P.L. 102-198
199. The Civil Rights Act of 1991, P.L. 102-166

STATEMENT OF

P. GERALD THACKER

COMMISSIONER, PUBLIC BUILDINGS SERVICE

GENERAL SERVICES ADMINISTRATION

BEFORE THE

SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS

HOUSE COMMITTEE ON

PUBLIC WORKS AND TRANSPORTATION

APRIL 27, 1993

MR. CHAIRMAN AND MEMBERS OF THE SUBCOMMITTEE, THANK YOU FOR INVITING THE GENERAL SERVICES ADMINISTRATION TO APPEAR BEFORE YOU TODAY TO DISCUSS OUR FISCAL YEAR 1994 CAPITAL IMPROVEMENT PROGRAM.

GSA'S 1994 CAPITAL IMPROVEMENT PROGRAM REPRESENTS OUR GOALS OF MAINTAINING THE INTEGRITY OF CURRENT BUILDINGS THROUGH THE MODERNIZATION OF THE EXISTING INVENTORY AND INCREASING GOVERNMENT OWNERSHIP OF SPACE THROUGH DIRECT FEDERAL CONSTRUCTION.

TO SUMMARIZE OUR FISCAL YEAR 1994 PROGRAM, GSA IS REQUESTING $5.1 BILLION IN NEW OBLIGATIONAL AUTHORITY FOR THE FEDERAL BUILDINGS FUND. THE ENTIRE FISCAL 1994 PROGRAM WILL BE FUNDED FROM THE REVENUES OF THE FEDERAL BUILDINGS FUND. NO NEW DIRECT APPROPRIATIONS ARE REQUESTED.

THE NEW OBLIGATIONAL AUTHORITY BEING REQUESTED CONSISTS OF TWO COMPONENTS -- THE CAPITAL BUDGET AND THE OPERATING BUDGET. THE OPERATING BUDGET IS ESSENTIALLY A CURRENT SERVICES REQUEST WITH INCREASES FOR INFLATION, NEW WORKLOAD, AND RENEWAL OF EXPIRING LEASES. THE TOTAL OPERATING BUDGET REQUEST FOR FISCAL YEAR 1994 IS $3.5 BILLION.

THE REMAINING NEW OBLIGATIONAL AUTHORITY GSA IS REQUESTING, $1.6 BILLION, IS TO CARRY OUT OUR CAPITAL PROGRAM. AS IN FISCAL YEAR 1993, THE CAPITAL BUDGET EMPHASIZES MODERNIZING THE EXISTING INVENTORY AND INCREASING GOVERNMENT OWNERSHIP THROUGH DIRECT FEDERAL CONSTRUCTION.

THE FISCAL YEAR 1994 REQUEST OF APPROXIMATELY $740 MILLION FOR PROSPECTUS-LEVEL CONSTRUCTION AND ACQUISITION OF FACILITIES EMPHASIZES DIRECT CONSTRUCTION TO REPLACE EXISTING LEASED SPACE AND MEET THE GROWING EXPANSION REQUIREMENTS FOR THE JUDICIARY. THIS PROGRAM INCLUDES CONSTRUCTION-PHASE FUNDING FOR A NEW FACILITY TO HOUSE THE BUREAU OF THE CENSUS COMPUTER CENTER IN BOWIE, MARYLAND; THE REMAINING FUNDING FOR A NEW HEADQUARTERS BUILDING FOR THE ARMY CORPS OF ENGINEERS IN WASHINGTON, DC; AND A NEW BORDER STATION IN HIGHGATE SPRINGS, VERMONT. SITE ACQUISITION FUNDS ARE REQUESTED FOR A NEW BORDER STATION IN PEMBINA, NORTH DAKOTA.

OUR PROGRAM REFLECTS A STRONG COMMITMENT TO THE COURTS AND INCLUDES CONSTRUCTION FUNDING FOR COURTHOUSES IN SACRAMENTO, CALIFORNIA; TAMPA, FLORIDA; SANTA ANA, CALIFORNIA; AND PORTLAND, OREGON; AS WELL AS SITE ACQUISITION FUNDING FOR COURTHOUSE PROJECTS IN BROOKLYN, NEW YORK; MONTGOMERY, ALABAMA; AND OMAHA,

NEBRASKA. BETWEEN FISCAL YEARS 1988 AND 1993, NEARLY ONE QUARTER OF OUR CAPITAL IMPROVEMENT PROGRAM HAS BEEN DEDICATED TO MEETING THE NEEDS OF THE JUDICIARY, AND AGAIN THIS YEAR, OUR PROGRAM HAS A LARGE COMMITMENT OF RESOURCES TO FUND THE NEEDS OF THE JUDICIARY.

THE REPAIR AND ALTERATION PROGRAM IS ANOTHER ELEMENT OF OUR CAPITAL PROGRAM. THIS PROGRAM IS A CRITICAL PART OF OUR MISSION, AND WE HAVE MADE GREAT PROGRESS IN MODERNIZING OUR BUILDING INVENTORY.

THE FISCAL YEAR 1994 REQUEST FOR LINE-ITEM PROJECTS FOR THE REPAIR AND ALTERATION OF FEDERAL BUILDINGS IS $277 MILLION. AS IN FISCAL YEARS 1992 AND 1993, IT EMPHASIZES BASIC REPAIRS TO PROTECT THE GOVERNMENT'S REAL PROPERTY INVESTMENT, IMPROVEMENTS OF HEALTH AND SAFETY FEATURES, VACANT SPACE ALTERATIONS TO IMPROVE UTILIZATION OF GOVERNMENT-OWNED FACILITIES, AND THE CONSTRUCTION OF NEW COURTROOMS AND ANCILLARY FACILITIES. THIS AMOUNT WILL FUND 18 PROSPECTUS PROJECTS, INCLUDING AN ENERGY RETROFIT PROSPECTUS WHICH WILL IMPLEMENT ENERGY RETROFIT AND CONSERVATION MEASURES IN GOVERNMENT-OWNED BUILDINGS DURING FISCAL YEAR 1994; AND A PROSPECTUS THAT PROPOSES THE MODERNIZATION OR REPLACEMENT OF EXISTING ELEVATORS AT A NUMBER OF DIFFERENT LOCATIONS.

WE ARE ALSO REQUESTING FUNDING IN THE DESIGN AND CONSTRUCTION SERVICES ACTIVITY FOR THE DESIGN OF 23 PROSPECTUS-LEVEL REPAIR AND ALTERATION PROJECTS THAT WILL BE CONSTRUCTED IN FUTURE YEARS.

MR. CHAIRMAN, OUR FISCAL YEAR 1994 CAPITAL IMPROVEMENT PROGRAM IS DESIGNED TO MEET THE REAL PROPERTY NEEDS OF OUR CLIENTS IN THE MOST EFFICIENT AND COST-EFFECTIVE MANNER POSSIBLE. THESE RESOURCES WILL ENABLE GSA TO INCREASE THE LEVEL OF GOVERNMENT-OWNED SPACE IN THE INVENTORY, MODERNIZE AND PROTECT THE GOVERNMENT'S REAL PROPERTY ASSETS, AND ENSURE THE HEALTH AND SAFETY OF FEDERAL EMPLOYEES HOUSED IN OUR FACILITIES.

MR. CHAIRMAN, THIS CONCLUDES MY STATEMENT ON OUR FISCAL YEAR 1994 CAPITAL PROGRAM. I WOULD BE PLEASED TO ANSWER ANY QUESTIONS FROM THE SUBCOMMITTEE.

PROSPECTUS – SITE AND DESIGN
United States Courthouse Annex – Montgomery, AL

Prospectus Number: PAL-94007
Congressional District: 02

Description:

This prospectus is submitted to seek authorization to acquire a site and design a courthouse annex in Montgomery to house the U.S. courts and related activities. The proposed project will provide for the courts' 10–year requirements and will be designed to accommodate additional future expansion requirements. The proposed facility will consist of a 200,000 occupiable square foot courthouse and a 100 space parking deck. The annex will accommodate 14 courtrooms: 6 district courtrooms and chambers; 4 magistrate courtrooms and chambers; and 4 bankruptcy courtrooms and chambers. It will also provide offices for the clerk of the district court, U.S. Probation Office, U.S. Marshals Service, U.S. Attorneys Office, Department of the Treasury, and the General Services Administration.

Currently, the courts and court–related agencies in the Montgomery area occupy a total of 76,436 square feet of space in one Government–owned and one leased building. Court and court–related activities occupy 64,236 square feet of space in the existing Federal Building–Courthouse (FB–CT), which contains a total of 76,896 square feet of space. The bankruptcy court is housed in 12,200 square feet of leased space. Eleven judges currently sit in the Montgomery area. The FB–CT provides two district courtrooms for four district judges. Two magistrate judges utilize two hearing rooms which are below the minimum standard size. The two Bankruptcy courtrooms in leased space are below minimum standard size also. Three circuit court judges share one hearing room, which is adequate for their needs.

The proposed annex and the FB–CT will accommodate the future growth of the courts. Initially, courts and related activities will occupy 180,150 square feet of space in the annex, other agencies will occupy 11,555 square feet, and there will be 8,295 square feet of joint use space. The annex will be designed so that space initially utilized as office space can be converted to courtrooms. The existing FB–CT will be retained and continue to provide space primarily for the chief judge of the district court, the circuit court of appeals, and the bankruptcy court. The two courtrooms will be used by the district court and the bankruptcy court. The circuit court hearing room will remain in the FB–CT. The courts and related agencies will occupy 48,647 square feet of space in the FB–CT and other agencies will occupy 28,249 square feet. By relocating non–court agencies from both buildings, additional court space can be provided to accommodate the 30–year needs.

COURT	CURRENT COURTROOMS			10–YEAR NEED COURTROOMS		
	FB CT	LEASE	TOTAL	FB CT	NEW ANNEX	TOTAL
Circuit Court	1	–	1	1	–	1
District	2	–	2	1	6	7
Magistrate	2	–	2	–	4	4
Bankruptcy	–	2	2	1	4	5
TOTAL	5	2	7	3	14	17

GSA PBS

PROSPECTUS – SITE AND DESIGN
United States Courthouse Annex – Montgomery, AL

Prospectus Number: PAL-94007
Congressional District: 02

Description (Cont'd):

Parking spaces are required for Government–owned vehicles, Federal judges, members of Congress, agency heads of staff, visitors and handicapped persons. Limitations of the available site require that a parking deck be constructed in order to provide 100 spaces.

Federal construction of a new U.S. courthouse annex in conjunction with continued use of the existing FB-CT is determined to be the most desirable housing alternative for the projected space needs of the district court and court–related agencies in Montgomery.

Justification:

The Middle District of Alabama's court system has continued to increase. The majority of this growth has occurred in Montgomery. Continued growth is expected since case filings are increasing at a rate of 6 percent per year, and civil cases also continue to rise.

Over the next 10 years, nine new judgeships are expected to be appointed to Montgomery as follows: three district judges, two magistrate judges, three bankruptcy judges, and one court of appeals judge. The required total square footage directly corresponds to the number of projected judgeships. Based on the projected growth of the courts and court–related agencies, approximately 153,000 square feet of additional space will be required in Montgomery within the next 10 years for a total of approximately 229,000 square feet of space. The requirements for the courts and court–related agencies evolved from the Long–Range Facility Plan for the Middle District of Alabama which was completed in March 1991 by the courts.

The existing FB–CT cannot accommodate the increased requirements of the U.S. courts and related agencies. Courtrooms in the building are below the minimum standard size for both the magistrates and district court. The proposed annex will provide the required expansion space and consolidate court agencies. The proposed plan for construction will result in all new courtrooms meeting the standard size requirements called for in the United States Court Design Guide. The proposed parking deck will satisfy secure parking requirements for official vehicles, visitors and handicapped persons.

The office utilization rate will be 125 square feet per person excluding the judiciary and GSA joint use space.

Recommendation:

SITE ACQUISITION AND DESIGN are recommended.

Occupants: ..... Judicial and executive agencies

Building Area:
Gross Square Feet 291,600
Occupiable Square Feet 200,000

Parking Deck:
Inside Parking ..... 100 spaces
Gross Square Feet 43,200
Occupiable Square Feet 40,000

GSA PBS

PROSPECTUS – SITE AND DESIGN
United States Courthouse Annex – Montgomery, AL

Prospectus Number: PAL-94007
Congressional District: 02

Site Information:
To be purchased ..... Approximately 5.3 acres

Cost Information:

Site $5,195,000
Estimated Design* $2,881,000

Authority Requested in this Prospectus** $8,076,000

*It is anticipated that the tenant agencies will fund an additional amount for design for space alterations above the standard normally provided by GSA.

**Construction funding will be requested in a future fiscal year. A detailed construction prospectus will be submitted for this project with a future year construction budget request.

If there are any additional design costs above the $2,881,000 due to increased project scopes that are not anticipated at this time, they will be accommodated within the Design and Construction Services budget activity. Accordingly, GSA does not plan to request additional design authority for this project.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed action is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

HOUSING PLAN
U.S. Courthouse Annex
Montgomery, AL
(As of January 1992)

Current						Agency/ Location	Proposed (FB-CT & Annex)					
Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF		Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF
						FB-CT*						
22,929	17	13,635	17	1,506	7,788	JUD/District	14,969	15	7,771	15	3,612	3,586
13,474	14	10,110	14	122	3,242	JUD/Appeals	25,478	26	16,416	26	0	9,062
2,090	2	1,371	2	0	719	JUD/Magistrate	0	0	0	0	0	0
4,306	25	3,921	25	98	287	JUD/Probation	0	0	0	0	0	0
3,106	26	2,495	26	611	0	JUD/Clerk	0	0	0	0	0	0
0	0	0	0	0	0	JUD/Bankruptcy	3,950	3	886	3	0	3,064
12,352	41	9,330	41	841	2,181	JD/Attorneys	0	0	0	0	0	0
5,979	21	4,910	21	448	621	JD/Marshals	4,250	24	3,000	24	600	650
1,121	5	1,105	5	16	0	JD/Bureau of Prisons	2,300	12	1,500	12	500	300
0	0	0	0	0	0	IRS	12,200	98	12,200	98	0	0
0	0	0	0	0	0	Secret Service	2,155	12	1,455	12	0	700
3,568	12	3,174	12	344	50	Congress	4,057	14	3,659	14	348	50
654	0	0	0	280	374	Vacant	0	0	0	0	0	0
7,317	19	1,994	19	1,675	3,648	GSA/Joint Use	7,537	0	711	0	1,441	5,385
						LEASED SPACE						
3,054	0	0	0	50	3,004	GSA/Joint Use	0	0	0	0	0	0
1,453	9	1,453	9	0	0	Labor	0	0	0	0	0	0
1,898	13	1,513	13	0	385	AT&F	0	0	0	0	0	0
12,119	90	12,119	90	0	0	IRS	0	0	0	0	0	0
2,115	6	1,416	6	0	699	Secret Service	0	0	0	0	0	0
3,396	21	2,836	21	365	195	FBI	0	0	0	0	0	0
12,200	25	9,662	25	0	2,538	JUD/Bankruptcy	0	0	0	0	0	0
						PROPOSED PROJECT**						
						JUD/District	52,700	31	33,725	31	0	18,975
						JUD/Magistrate	21,000	9	9,100	9	600	11,300
						JUD/Probation	12,000	72	9,755	72	0	2,245
						JUD/Clerk	14,450	43	11,875	43	1,525	1,050
						JUD/Bankruptcy	37,000	87	25,200	87	0	11,800
						JD/Marshals	11,500	59	7,420	59	220	3,860
						JD/Attorneys	31,500	190	23,750	190	2,170	5,580
						Labor	1,350	11	1,350	11	0	0
						AT&F	1,905	13	1,520	13	0	385
						FBI	5,300	27	3,240	27	365	1,695
						GSA/Joint Use	8,295	0	0	0	201	8,094
						GSA/PBS	3,000	12	1,658	12	1,234	108
113,131	346	81,044	346	6,356	25,731	TOTAL	276,896	758	176,191	758	12,816	87,889

Current Office Utilization Rate = 160

Special Space in Proposed Annex Includes:

Private toilets	2,505
Food service	3,240
Courtrooms, auditorium, vaults	38,338
ADP space	1,580
Conference/training	16,029
Print plant, records storage	3,400
TOTAL	65,092

Proposed Office Utilization Rate = 125

*FB-CT contains a total of 76,896 occupiable sf.
U.S. courts and related activities will occupy 48,647
Non-court related agencies will occupy 28,249 sf.

**Proposed Project:
200,000 554 128,593 554 6,315 65,092

In addition, a 100 vehicle parking deck will be constructed in conjunction with the courthouse annex.

GSA PBS

PROSPECTUS – CONSTRUCTION
United States Courthouse and Federal Building
Sacramento, CA

Prospectus Number: PCA–94006
Congressional District: 03

Description:

This prospectus proposes the construction of a 380,088 occupiable square foot U.S. courthouse and Federal building (USCT–FB) plus 400 inside parking spaces, in Sacramento, CA, on a full city–block site, to be acquired from the city of Sacramento. The downtown site is bordered by H Street to the North, I Street to the South, 5th Street to the West, and 6th Street to the East. Initially, the USCT–FB will provide 355,186 occupiable square feet of space for the courts and court–related activities and 11,243 occupiable square feet for executive agencies. These non–court related agencies will be relocated from the new building upon the future expansion needs of the courts. The remaining 13,659 occupiable square feet will be allocated as joint–use space to be used by the courts, court–related agencies, and executive agencies. The new USCT–FB will accommodate the projected requirements of the Eastern District of California's Sacramento Division and court–related executive agencies, such as the U.S. marshals, U.S. attorneys, and U.S. trustees, through the year 2000. The available site is large enough to support this initial construction project plus any future expansion projected by the courts and court–related agencies beyond 2000.

In fiscal year 1990, a prospectus was submitted to Congress for the alteration of the existing John E. Moss Federal Building–Courthouse (Moss FB–CT) at 650 Capital Mall in Sacramento, CA, and for the construction of a 15,000 occupiable square foot annex to accommodate the projected expansion needs of the courts. Through Public Law 101–509, $10,990,000 and $5,801,000 were appropriated for the alteration and construction projects, respectively. However, based on a long–range space plan completed by the courts in May 1990 for the Eastern District of California and the March 1991 U.S. Courts Design Guide, it became apparent that the proposed solution for housing the courts would not adequately meet the needs of the courts. Therefore, in fiscal year 1993, a portion of the funds previously appropriated for the alteration of the Moss FB–CT was targeted for satisfying the interim needs only (1995 projections) of the courts. Subsequently, a long–term solution for meeting the courts' requirements in the Eastern District of California was developed, and a prospectus for design of a new building and a reprogramming request for the design funds was submitted in fiscal year 1993. On October 30, 1992, the Senate Committee on Environment and Public Works authorized the design of a U.S. Courthouse containing 500,000 occupiable square feet of space and 400 inside parking spaces in Sacramento, CA. The Committee also authorized the use of funds previously approved for the alteration of the Moss FB–CT to design this facility.

The Eastern District of California at Sacramento currently has five active and three senior district judges, three magistrate judges, and three bankruptcy judges. These 14 judges are housed in the 207,000 occupiable square foot Moss FB–CT. The May 1990 Long–Range Facility Plan for the Eastern District projects an increase of one circuit court of appeals, two district, one bankruptcy, and one magistrate judge by the year 1995. An increase of an additional two district, one bankruptcy, and one magistrate judge is projected by the year 2000. With this expansion, the increase in security requirements, and the increase in all courtroom sizes resulting from the (March 1991) U.S. Courts Design Guide, the amount of occupiable square feet needed to house the courts and court–related agencies in Sacramento in a consolidated court facility will increase from approximately 130,000 to 360,000 occupiable square feet by the year 2000.

At the time of occupancy, the new USCT–FB will allow for 22 full size courtrooms to house 12 active and senior district judges, 5 magistrate judges, and 5 bankruptcy judges. The facility will be capable of providing a total of 24 courtrooms.

PROSPECTUS – CONSTRUCTION
United States Courthouse and Federal Building
Sacramento, CA

Prospectus Number: PCA–94006
Congressional District: 03

Description: (Cont'd)

	CURRENT NUMBER OF COURTROOMS Moss FB–CT	PROPOSED NUMBER OF COURTROOMS New USCT–FB
Circuit	0	0*
District	8	12
Magistrate	3	5
Bankruptcy	3	5
TOTAL	14	22

*The circuit judge will have his/her own chamber, not courtroom.

The 400 inside parking spaces are secured parking and will be available to judges; and official vehicles of the U.S. marshals, U.S. attorneys, and other executive agencies; with the balance for employees and jurors until needed for official uses in the future. Since an expansion facility is planned for future construction over the parking garage to accommodate the requirements of the courts beyond 2000, the proposed parking in this project will meet the tenant agencies' parking needs until the year 2020. A five–level parking garage to the rear of the building will be constructed for increased building loads associated with the expansion structure.

Justification:

While the Moss FB–CT has adequately served the needs of the courts for over 30 years, it is structurally and functionally incapable of handling the demands of a modern courts facility. The building's structural restrictions and inefficient space layout constrain the ability to achieve a court operation that is both secure and efficient. Forty–foot column spacing exists only in the four second floor courtrooms, as the Moss FB–CT was constructed primarily for office use in 1961. None of the existing 11 courtrooms meet the March 1991 U.S. Courts Design Guide standards for a district courtroom; only the four second floor district courtrooms, which each are approximately 2,200 occupiable square feet in size, could satisfy the courtroom requirements for a magistrate or bankruptcy judge. The other district courtrooms in the existing building are structurally incapable of meeting the revised design guide requirements due to obstructing columns and inadequate ceiling heights. Even if the four courtrooms were converted for reuse as bankruptcy courtrooms, the projected expansion requirements of the bankruptcy courts still exceed the capacity of the Moss FB–CT by the year 2000.

PROSPECTUS – CONSTRUCTION
United States Courthouse and Federal Building
Sacramento, CA

Prospectus Number: PCA–94006
Congressional District: 03

Justification: (Cont'd)

Security in and around the Moss building is inadequate. No private secure elevator exists for the judges, and the prisoners' and public circulation patterns are only separate on the second floor. Also, the U.S. marshals' parking and sallyport area and the judges' parking area are one in the same. This parking area is not considered secured, as it is adjacent to the employee parking and is only separated by a fence and security gate.

The proposed project furthers GSA's mission objective of providing quality space for Government agencies in the most cost–effective manner. The courts will be relocated from a building which no longer suits their needs, the Moss FB–CT, to a new facility designed to handle their projected expansion requirements until 2000, with on–site expansion capability for future construction to meet the courts' 30–year needs. Following the courts relocation to the new courthouse, the Moss FB–CT could potentially be backfilled with various executive agencies currently scattered throughout Sacramento in leased space. A study will be undertaken in the future to determine if full occupancy of the existing facility by executive agencies is economically feasible.

From 1985 to February 1992, the Sacramento Metropolitan Statistical Area Government–owned to leased ratio has plummeted from 59:41 to 37:63. The proposed project plus the potential backfill of the Moss FB–CT would reverse a trend where the amount of occupiable square feet leased by GSA has increased from 390,000 in 1985 to 935,000 (870,000 in Sacramento County alone).

The current primary office utilization rate for the executive agencies slated for relocation into the FB–CT is 134 square feet per person. After the move, the utilization rate will improve to 123 square feet per person.

The 30–year, present value cost of this alternative is $27,450,000 less than the alternative of leasing, or an equivalent annual cost advantage of $2,415,000.

Alternatives:

LEASE – Under this alternative, the Judiciary, Department of Justice, and other smaller executive agencies would be housed in a build–to–suit leased location in downtown Sacramento. The 30–year, present value cost of this alternative is $191,664,000.

CONSTRUCTION – This alternative proposes construction of a new U.S. courthouse and Federal building in downtown Sacramento to serve the needs of the courts and court–related agencies until the year 2000. The 30–year, present value cost of this alternative is $164,214,000.

GSA PBS

PROSPECTUS – CONSTRUCTION
United States Courthouse and Federal Building
Sacramento, CA

Prospectus Number: PCA–94006
Congressional District: 03

Recommendation:

CONSTRUCTION is recommended.

Occupants: ..... Judiciary, DOJ, Other Executive Agencies

Building Area:
Gross Square Feet 743,152
Occupiable Square Feet (excluding inside parking) 380,088
Occupiable Square Feet (including inside parking) 500,088
Parking Spaces ..... 400 inside

Site Information:
To be acquired ..... Approximately 102,400 square feet

Cost Information:
Estimated Construction Cost $162,225,000

Authority Requested in this Prospectus*: **$162,225,000**

*Site acquisition and design funding is planned for a fiscal year 1993 reprogramming request. Management and inspection and construction supervision are funded in a single construction services budget activity. Also, it is anticipated that the tenant agencies will fund an additional amount for space alterations above the standard normally provided by GSA.

Schedule:

FY 1993 Design
FY 1994 Construction
FY 1997 Construction Completion

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: P. Gerald Kreicker
Commissioner, Public Buildings Service

Approved: A. Sosa
Acting Administrator, General Services Administration

PROSPECTUS – CONSTRUCTION
United States Courthouse and Federal Building
Sacramento, CA

Prospectus Number: PCA-94006
Congressional District: 03

ECONOMIC ANALYSIS

		CONSTRUCTION	LEASE
DATA:	Term Used(yrs)	30	30
	Occupancy Year	1997	1997
Square Feet in analysis	Leased	–	380,088
	Government–owned	380,088	
PRESENT VALUE COSTS ($ x 1,000)			
Net, net Rent		–	126,542
Construction cost		131,499	–
Design		7,645	–
Management & Inspection		4,025	–
Less:	Building reversion	(41,629)	–
	Land reversion	(6,109)	–
Interim housing		13,973	10,714
Major R & A		9,534	–
Tenant alterations		6,943	7,366
Services & utilities		23,783	25,231
Property taxes, ins.		9,430	10,005
Property management		6,684	5,992
Total tax benefits to lessor		–	5,814
Total Present Value Cost		165,778	191,664
PROPOSAL VALUE			–165,778
PRESENT VALUE COST ADVANTAGE			25,886
OR			
EQUIV. ANNUAL COST ADVANTAGE			2,278

Factors Used: (10/1/92 Values):
Net Rent: $31.80/OSF
Operating Cost: $4.60/OSF
Construction Cost to Build a New Building: Office: $252/gsf; Parking $67/gsf
Land Cost: $0
Discount Rate: 7.9%

HOUSING PLAN
New U.S. Courthouse and Federal Building, SACRAMENTO, CALIFORNIA
(As of May 1992)

Current						Location/Agencies	Proposed (New FB-CT)					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OFS	Office Pers.	Storage OSF	Special OSF*
						LEASED SPACE						
						2929 Fulton Avenue						
2,640	22	2,640	22	-	-	LD ESA	2,900	25	2,900	25	-	-
900	0	900	8	-	-	USDA AMS	900	8	900	0	-	-
400	2	400	2	-	-	DOI USGS	400	2	400	2	-	-
710	4	710	4	-	-	HHS HCFA	710	4	710	4	-	-
						1325 "J" Street						
2,355	16	2,355	16	-	-	USDA IG	2,600	21	2,600	21	-	-
						2233 Watt Avenue						
2,078	16	1,974	16	104	-	DOI FWLS	2,078	16	1,974	16	-	-
						1510 "J" Street						
444	2	444	2	-	-	CD EDA	455	4	455	4	104	-
						915 "L" Street						
4,194	15	2,047	15	300	1,847	JD US TRUSTEES	6,800	18	5,700	18	-	900
						801 "K" Street						
15,719	21	9,219	21	5,600	900	JUD US DIST COURT	-	-	Leased Space		-	-
						5777 Madison Avenue						
5,826	18	5,826	18	-	-	JUD US DIST COURT	-	-	-	-	-	-
						GOV'T-OWNED SPACE						
						FB 801 "I" Street						
1,852	6	692	6	1,160	-	JD US ATTORNEY	-	-	-	-	-	-
						John E. Moss FB-CT						
66,444	109	44,694	109	1,300	20,450	JUD US DIST CTS	183,154	176	106,667	176	3,700	72,777
14,591	51	10,630	51	15	3,946	JUD US BANK CTS	52,732	83	23,857	83	3,800	25,075
-	-	-	-	-	244	JUD US CIRCUIT CTS	4,476	13	2,136	13	-	2,340
14,913	89	14,603	89	66	1,266	JD US ATTORNEY	86,200	197	85,570	197	400	230
7,667	55	6,303	55	98	-	JD US MARSHALS	18,400	42	16,270	42	600	1,530
624	5	624	5	-	-	JD BUREAU OF PRISONS	624	5	624	5	-	-
-	-	-	-	-	-	JD COURT SECURITY	2,800	22	2,600	22	200	-
355	3	355	3	-	-	GSA PBS	1,200	10	1,200	10	-	-
-	-	-	-	-	-	JOINT-USE	13,659	2	2,350	2	3,659	7,650
141,712	442	104,416	442	8,643	28,653	TOTALS	380,088	648	256,913	648	12,463	110,502

Current Office Utilization Rate - 134
(Excluding Judicial, Justice, and Joint-Use Space)

*The Special Space includes:

Laboratory and Clinic	2,885
Food Service	7,000
Holding Cells	1,250
Courtrooms	16,800
Conference/Training	7,775
Hearing Rooms	40,052
Judges Chambers	34,740
Total	110,502

Proposed Office Utilization Rate - 124
(Excluding Judicial, Justice, and Joint-Use Space)

Number of inside parking space - 400

GSA PBS

PROSPECTUS – CONSTRUCTION
Federal Building–Courthouse, Santa Ana, CA

Prospectus Number: PCA–94002
Congressional District: 38&40

Description:

This prospectus proposes the construction of a 347,498 occupiable square foot Federal Building and U.S. Courthouse (FB–CT), with 392 inside and 160 outside parking spaces, in Santa Ana, California, on a 4–acre downtown site donated by the city at no cost to the Federal Government. The proposed FB–CT initially will provide 260,273 occupiable square feet of space for the courts and court–related activities. Other Federal agencies will occupy approximately 72,896 square feet of space in the new building. These non–court related agencies will be relocated from the new building upon the future expansion of the courts. The remaining 14,329 will be allocated as cooperative–use space to be used by both the courts and executive agencies. This building is expected to meet the needs of the U.S. courts and related agencies until the year 2007, with on–site expansion capability for future construction to meet the courts' 30–year requirements.

Based on a Report of Building Project Survey (11(b) Report) completed for the Orange County/Northern San Diego area, a design prospectus was submitted to Congress with the FY 1993 Capital Improvement and Leasing Program on January 29, 1992, to seek authorization to design a 218,711 occupiable square foot FB–CT facility in Santa Ana, California. At the request of the Chairman of the House Public Works and Transportation Committee, in 1991 the General Services Administration (GSA) conducted an additional study to evaluate construction of the court facility in either Santa Ana or elsewhere in Orange County. The cities of Santa Ana and Irvine offered to donate sites for the proposed courthouse; these were evaluated along with a Government–owned site at Laguna Niguel. Santa Ana, which is the preferred location of the courts and a designated place for holding court under Title 28 of the United States Code, was recommended and approved for the location of the new Federal Building–Courthouse.

The proposed project size and cost have increased based on the latest space requirements projected by the courts. The Long Range Facility Plan was not initially completed until April 1991 for the Central District of California. This study revealed that the space requirements were much higher than those projected by the courts in September 1989, for development of the Orange County/Northern San Diego 11(b) Report. In addition, during the project scope development process, the courts provided new requirements even more expansive than those indicated in the April Long Range Facility Plan. Finally, the project size increased a final time to 347,498 occupiable square feet to reflect the December 1991 revisions to the courts' April 1991 Long Range Facility Plan.

Upon completion of the new FB–CT, the facility will allow for 14 courtrooms in the building by 1997 and then a total of 18 courtrooms by 2005. According to the court's Long Range Facility Plan, the total number of required courtrooms will increase to 29 in a 30–year period. Currently, the existing court activities are split in separate structures: the Santa Ana Federal Building (FB), the Modular Courts Building, and leased space at 600 West Santa Ana Boulevard. There are one circuit, one senior district, and three bankruptcy judges located in the Santa Ana FB, which provides a total of only 3 courtrooms. The Modular Courts Building, which also provides 3 courtrooms, houses two district judges and one magistrate judge. The 600 West Santa Ana Boulevard leased location houses the U.S. trustees. Based on the courts' long–range projections, two district, two magistrate, and three bankruptcy judges will be appointed by 1997; two district and two bankruptcy judges will be appointed by 2005.

PROSPECTUS – CONSTRUCTION
Federal Building–Courthouse, Santa Ana, CA

Prospectus Number: PCA–94002
Congressional District: 38&40

Description: (Cont'd)

The existing Santa Ana FB cannot be utilized as an annex for the bankruptcy courts, primarily because the three existing courtrooms in the facility do not meet the previous design guide standards set forth before the establishment of the March 1991 U.S. Court Design Guide standards. The Santa Ana FB cannot adequately accommodate the projected short–term or long–term requirements of the bankruptcy courts.

Therefore, the facility will be retained to allow for executive agency expansion. The Department of Housing and Urban Development (HUD) will vacate the FB and move into leased space in Santa Ana. The space vacated at the FB by the courts and HUD will allow for backfill of the FB by executive agencies to accommodate expansion requirements.

	CURRENT NUMBER OF COURTROOMS			NUMBER OF COURTROOMS 2005 NEED
	Santa Ana FB	Modular Building	TOTAL	New FB–CT
Circuit	–	–	–	–*
District	–**	2	2	7
Magistrate	–	1	1	3
Bankruptcy	3	–	3	8
TOTAL	3	3	6	18

*The circuit judge will share a courtroom in the new FB–CT.
**One senior district judge is sharing a courtroom in the Santa Ana FB.

The proposed parking to be provided includes 392 inside and 160 outside parking spaces. Minimal employee parking is included in this project due to the close proximity of the Orange County Transit Terminal to the proposed FB–CT and the availability of local parking spaces. Official parking is to be used by the U.S. Marshal, U.S. Attorney, and other executive agencies. The following chart identifies how the proposed parking spaces will be allocated.

Official Vehicles and Visitors	383
Judges and Court–Related Staff	162
Handicapped	7
Total	552

GSA PBS

PROSPECTUS – CONSTRUCTION
Federal Building–Courthouse, Santa Ana, CA

Prospectus Number: PCA–94002
Congressional District: 38&40

Justification:

The U.S. courts have recently completed a study of their long–term requirements. At the end of 1991, the district courts estimated a need for 260,273 occupiable square feet by 1997, 315,975 occupiable square feet by 2005, and 434,646 occupiable square feet in 30 years. The Santa Ana Federal Building and the Modular Courts Building cannot accommodate the immediate or projected long–term expansion requirements. At the completion of this project, there will be 5 district, 3 magistrate, and 6 bankruptcy courtrooms in 1997 for a total of 14 courtrooms. In 2005, the courts projected that there will be an additional need for 2 district and 2 bankruptcy courtrooms, bringing the total to 18 courtrooms.

The land lease for the site of the Modular Courts Building expires in 1997, which coincides with the projected occupancy year of the new FB–CT. Also, the site size is large enough to support the initial project plus additional construction to accommodate the 30–year expansion requirements of the courts.

The initial proposed construction of 347,498 occupiable square feet would house the courts, court–related agencies, the Internal Revenue Service (IRS), the Department of Housing and Urban Development (HUD), and the Small Business Administration (SBA). The space occupied by IRS, HUD, and SBA would allow for future court expansion.

The new building will consolidate the activities of the courts, will improve the overall quality of occupied space, and will provide a structure specifically designed to meet the courts needs. In addition, at the time of occupancy, the new building would be fully occupied and would provide Government–owned space for executive agencies which otherwise would be located in leased space.

The current primary office area utilization rate for the executive agencies slated for relocation into the FB–CT is 132 square feet per person. After the move, the utilization rate will improve to 128 square feet per person.

The 30–year, present value cost of the new construction alternative is $33,816,000 less than the alternative of leasing, or an equivalent annual cost advantage of $2,975,000.

Alternatives:

LEASE – This alternative proposes leasing space at one or more locations to accommodate the needs of the U.S. courts and executive agencies. The 30–year, present value cost of this alternative is $211,115,000.

CONSTRUCTION – This alternative proposes construction of a new FB–CT to house the short– and long–term requirements of the U.S. courts and executive agencies. The 30–year present value cost of this alternative is $177,299,000.

Recommendation:

CONSTRUCTION is recommended.

GSA PBS

PROSPECTUS – CONSTRUCTION
Federal Building–Courthouse, Santa Ana, CA

Prospectus Number: PCA–94002
Congressional District: 38&40

Occupants: Judiciary, Justice, IRS, HUD, SBA

Building Area:
Gross Square Feet 735,612
Occupiable Square Feet (excluding inside parking) 347,498
Occupiable Square Feet (including inside parking) 465,098
Parking Spaces ..... 392 inside and 160 outside

Site Information:
To be donated ..... Approximately 4 acres

Cost Information:
Estimated Construction Cost $168,000,000

Authority Requested in this Prospectus:* $168,000,000

*Design funding was obtained through the $2,750,000 appropriated by the Congress to the construction and acquisition of facilities budget activity as part of the fiscal years 1992 and 1993 budgets. In addition, design funding in the amount of $3,959,000 was also included in the design and construction services budget activity of the fiscal year 1993 budget. This funding was based on a 218,711 occupiable square foot facility. The new proposed building size of 347,498 occupiable square feet will require a total of $8,543,000 in design funds. The remaining balance in design funds needed for the larger project will be provided in the design and construction services budget activity in fiscal year 1993. Management and inspection and construction supervision are funded in a single construction services budget activity. Also, it is anticipated that the tenant agencies will fund an additional amount for space alterations above the standard normally provided by GSA.

Schedule:

FY 1993 Design Start
FY 1994 Construction Start
FY 1997 Occupancy

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – CONSTRUCTION
Federal Building–Courthouse, Santa Ana, CA

Prospectus Number: PCA–94002
Congressional District: 38&40

ECONOMIC ANALYSIS

		CONSTRUCTION	LEASE
DATA:	Term Used (yrs)	30	30
	Occupancy Year	1997	1997
Square Feet in analysis			
	Leased	–	347,498
	Government–owned	347,498	
PRESENT VALUE COSTS ($ x 1,000)			
Net, net Rent		–	143,029
Construction cost		133,890	–
Design		7,918	–
Management & Inspection		4,139	–
Less:	Building reversion	(42,431)	–
	Land reversion	(1,623)	–
Interim housing		21,745	21,745
Major R & A		8,717	–
Tenant alterations		6,348	6,348
Services & utilities		19,423	19,423
Property taxes, ins.		11,606	11,606
Property management		6,111	5,164
Total tax benefits to lessor		–	3,800
Total Present Value Cost		175,843	211,115
PROPOSAL VALUE			–175,843
PRESENT VALUE COST ADVANTAGE			35,272
OR			
EQUIV. ANNUAL COST ADVANTAGE			3,104

Factors Used: (10/1/92 Values):
Net Rent: $37.50/OSF
Operating Cost: $4.00/OSF
Construction Cost to Build a New Building: Office: $256/gsf; Parking $67/gsf
Land Cost: $0
Discount Rate: 7.9%

HOUSING PLAN

New Federal Building-Courthouse, Santa Ana, California
(As of February 1992)

Current						Location	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF	LEASED SPACE	Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF***
						600 W. Santa Ana Blvd.						
8,267	38	6,502	38	680	1,085	JD-Trustees	20,658	43	12,772	43	1,000	6,886
						901 Civic Center Dr.						
10,144	65	8,587	65	1,531	26	SBA	10,144	65	8,587	65	1,531	26
						Modular Building						
3,297	12	2,426	12	375	496	JD-Attorney	35,702	60	25,602	60	3,500	6,600
3,872	15	2,445	15	293	1,134	JD-Marshals	6,917	30	1,357	30	1,000	4,560
19,595	30	10,899	30	1,128	7,568	JUD-District Ct.						
1,835	5	1,224	5	247	364	JUD-Public Def.	7,770	17	6,850	17	800	120
						GOV'T-OWNED SPACE						
						Santa Ana FB						
3,495	19	3,366	19	129	-	JUD-District Ct.**	99,630	164	48,600	150	3,856	47,174
2,282	6	2,078	6	147	57	JUD-Ct. App.	12,104	30	-	-	-	12,104
22,335	41	17,111	41	1,584	3,640	JUD-Bank. Ct.	77,492	113	8,000	107	10,000	59,492
11,833	107	11,318	107	515	-	HUD	19,750	130	17,500	130	600	1,650
						IRS	43,002	308	41,567	308	1,435	-
						Joint-Use	14,329		3,725		-	7,104
86,955	338	65,956	338	6,629	14,370	TOTALS	347,498	960	174,560	910	23,722	145,716

Current office utilization rate = 132
(Excluding Judiciary)

There are currently 131 inside and 173 outside parking spaces.

**The proposed square footage includes the district court's space currently in the Modular Building and the existing Santa Ana FB.

Proposed office utilization rate = 128
(Excluding Judiciary, Joint-use, and 29,973 square feet of support space)

There will be 392 inside and 160 outside parking spaces.

***Special Space Includes:

Chambers	33,854
Courtrooms	37,808
Hearing rooms	1,800
Holding cells, library	48,428
ADP Area	3,240
Conference & Training	5,228
Health Unit, Fitness, Child Care	12,090
Food Service	3,268
Total	145,716

U.S. Army Corps of Engineers
Headquarters Facility, Washington, DC

The General Services Administration (GSA) submitted to the Congress on March 25, 1992, a prospectus proposing the construction of a 336,924 occupiable square foot facility with 410 inside parking spaces for the U.S. Army Corps of Engineers at the Southeast Federal Center, Washington, DC. The prospectus requested authority in the amount of $100,000,000 for construction of the facility. On June 10, 1992, the House Committee on Public Works and Transportation authorized $100,000,000 for the construction of a 336,924 occupiable square foot facility.

Public Law 102-393, The Treasury, Postal Service, and General Government Appropriations Act, 1993, appropriated $50,000,000 of this amount.

GSA is requesting the remaining $50,000,000 in fiscal year 1994 to allow for the completion of the proposed facility.

PROSPECTUS - CONSTRUCTION
U.S. Army Corps of Engineers
Washington, DC

Prospectus Number: PDC-93W15

Description:

This prospectus represents the Administration's request for authorization for the construction of a 336,924 occupiable square foot facility and 410 inside parking spaces to consolidate the headquarters of the U.S. Army Corps of Engineers (the Corps) at the Southeast Federal Center (SEFC) in Washington, DC. This proposal is consistent with the findings of a Report of Building Project Survey (11(b) Report) previously prepared for the Congress.

The Corps performs real property activities (requirements programming, acquisition, operation, maintenance, and disposal); manages and executes engineering, construction, and real estate programs for the Army and Air Force; and performs research and development in support of these programs. The Corps manages and executes the Civil Works Programs, which include real estate and civil engineering activities related to rivers, harbors, and waterways; administration of laws for protection and preservation of navigable waters and related resources such as wetlands. The Corps also assists in recovery from natural disaster. More recently, the Corps manages hazardous and toxic waste for the Department of Defense and has been tasked to clean up sites by the Environmental Protection Agency.

The headquarters staff provides overall central control of a worldwide network of 13 divisions and 38 district offices, 8 field operating activities with specialties such as hazardous and toxic waste management, and 4 research and development teams. The Civil Works Programs comprise the majority of headquarters operations under consideration in this report. These programs require a high level of interaction with Congress and the Administration, as well as coordination with the localities affected by the projects. Access to Capitol Hill is an operational necessity, and easy access to local airports is also a concern to the Corps.

The Corps headquarters presently occupies the majority of space leased by the General Services Administration (GSA) in the Casimir Pulaski Building. On March 23, 1990, a fire broke out on the 5th floor of this building, resulting in the temporary relocation of some personnel on the 4th, 5th, and 6th floors to facilities at Fort Belvoir and the SEFC. Corps personnel on the 6th floor were temporarily relocated to the 7th floor, as well as Building 159 at the SEFC and the Kingman Building at Fort Belvoir. The American Battle Monuments Commission - to be collocated with the Corps - was moved into Building 159 at the SEFC. The Corps personnel and the American Battle Monuments Commission moved back into the Pulaski Building subsequent to renovations after the fire.

In the National Capital Region, the Corps occupies 13 buildings totaling 414,132 occupiable square feet, and housing 2,022 personnel. The headquarters operations to be consolidated are housed in 273,053 occupiable square feet and include a total 1,745 personnel. These operations currently occupy portions of the previously mentioned Casimir Pulaski Building and the McMillan Reservoir facility in Washington, DC, and the Kingman and Casey Buildings located at the Humphreys Engineering Center at Fort Belvoir in Virginia.

PROSPECTUS - CONSTRUCTION
U.S. Army Corps of Engineers
Washington, DC

Prospectus Number: PDC-93W15

Description: (Cont'd)

The Corps occupies 213,937 of 298,819 occupiable square feet in the Casimir Pulaski Building. This is the only facility in the GSA inventory that is occupied by the Corps and included in this consolidation. GSA has leased space in the building since September 6, 1975. Other occupants of the building include the American Battle Monuments Commission, the Civilian Marksmanship Commission, and an element of the Office of the Secretary of Defense. The consolidation will include the American Battle Monuments Commission. Space for the other agencies in the building will be sought separately from the Corps when the lease expires on September 4, 1995.

The McMillan Reservoir facility now houses the Corps' mainframe computer, computer operators, computer programmers, and their supervisors and administrative staff. The Corps will collocate its computer programmers with their main customers, the headquarters staff.

The Humphreys Engineering Center Support Activities (HECSA), the Office of the Inspector General, and the Office of History will be consolidated into the new facility from the Casey and Kingman Buildings at Fort Belvoir. HECSA provides personnel, resource management, and logistics support to the Corps headquarters activities.

Relocating headquarters staff functions from Fort Belvoir will ease the overcrowded conditions there, and allow the Engineers Housing Support Center to consolidate from other buildings at Fort Belvoir into the Kingman and Casey Buildings.

Other elements of the Corps will not be included in the consolidation, as their work is peripheral to that of the headquarters' operations. The Office of the Assistant Chief of Engineers is housed in the Pentagon. This element deals primarily with military construction for the Army and Air Force. Similarly, elements of the Corps will remain at Fort Belvoir in the Kingman and Casey Buildings, and the mainframe computer will remain at McMillan Reservoir. The Corps' warehouse and archival facilities in Alexandria, VA, and Hyattsville, MD, will be retained.

The current office utilization rate of these elements is 133 occupiable square feet per person. The proposed utilization rate for the new facility is 144 occupiable square feet per person. However, 33,077 square feet of space is to be used as support space for reception, files, central storage, and office equipment areas. Excluding the support space, the office space utilization rate is 125 occupiable square feet per person.

Justification:

The consolidation of the Corps in a new Federal building will improve the agency's efficiency by collocating the administrative, resource management, logistics, and support services with the main headquarters functions which they support. Other Corps elements such as warehouse, archival storage, and the computer operations do not have an operational need to be collocated.

Although the Corps originally considered relocation to Fort Belvoir, it determined that remaining in the District is integral to its mission. GSA and the Office of the Secretary of Defense also support this position, because of the extent of the Corps' interaction with Congress and the White House.

PROSPECTUS - CONSTRUCTION
U.S. Army Corps of Engineers
Washington, DC

Prospectus Number: PDC-93W15

Justification: (Cont'd)

The Corps has a permanent, stable housing requirement that should be satisfied in a Government-owned facility. Government-owned space provides the most economical alternative for housing the agency on a long-term basis. The cost of leasing in the District of Columbia continues to be very expensive, especially in prime locations. GSA leases over 14 million square feet of space in the District. As long-term leases expire, GSA's costs will increase substantially. GSA's goal is to reduce the amount of leased space, thereby reducing overall leasing costs. Construction of a Government-owned facility would meet GSA's goal of reducing the amount of leased space and satisfy the Corps' goal of tenancy in a permanent headquarters facility. The 30-year, present value cost of Federal construction is $48,056,000 less than the alternative of leasing, or an equivalent annual cost advantage of $4,472,000.

GSA and the Corps have agreed that the SEFC is the best location for the Corps' headquarters facility. First, and most important, the site is under GSA control. Second, the location, one mile south of the Capitol, is accessible by Metrorail, bus, and automobile. Finally, based on GSA plans, the first buildings at the SEFC are scheduled to be delivered in 1996; one of these initial buildings is scheduled to be the Corps' new headquarters facility. This projection allows sufficient time for the Corps and GSA to plan and design the new headquarters. During construction, the Corps will be housed at its current locations.

The proposed building will provide a permanent headquarters of 336,924 occupiable square feet, plus 391 parking spaces required by the Corps and the American Battle Monuments Commission. The overall parking requirements for the SEFC, based on the projected population of the development, will result in an additional 19 parking spaces being constructed in the proposed new Corps facility. Therefore, the facility will include a total of 410 parking spaces.

Alternatives:

LEASE - This alternative proposes a new lease to provide a consolidated facility for the Corps. The 30-year, present value cost of this alternative is $190,178,000.

FEDERAL CONSTRUCTION - This alternative proposes Federal construction of a new facility to meet agency headquarters requirements. The 30-year, present value cost of this alternative is $142,122,000.

Recommendation:

CONSTRUCTION at the Southeast Federal Center is recommended.

Approval of this prospectus will also constitute authority to make a short-term lease, if necessary, prior to occupancy of the new facility.

GSA **PBS**

PROSPECTUS - CONSTRUCTION
U.S. Army Corps of Engineers
Washington, DC

Prospectus Number: PDC-93W15

Occupant: ..... U.S. Army Corps of Engineers

Area:
Gross Square Feet 625,700
Occupiable Square Feet 336,924
Parking ..... 410 inside spaces

Site:
Government-owned ..... Southeast Federal Center

Cost:
Estimated Construction Cost $95,221,000
Estimated Management and Inspection Cost $4,779,000

Authority Requested in this Prospectus:* $100,000,000

Schedule:

FY 1993 Design Start
FY 1994 Construction Start
FY 1996 Phased Occupancy

*The GSA fiscal year 1993 budget request of $100,000,000 for this project in the construction and acquisition of facilities budget activity includes the management and inspection cost of $4,779,000. In addition, $5,314,000 for the design of this project is funded in the design and construction services budget activity. Also, it is anticipated that the tenant agency will fund an additional amount of space alterations above the standard normally provided by GSA.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on March 25, 1992

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

PROSPECTUS - CONSTRUCTION
U.S. Army Corps of Engineers
Washington, DC

Prospectus Number: PDC-93W15

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE
DATA: Term used (yrs)	30	30
Occupancy Year	1996	1996
Square feet in analysis*		
Leased	-	336,924
Government-owned	336,924	-
PRESENT VALUE COSTS ($ x 1,000)		
Net, net rent	-	121,426
Construction cost	71,045	-
Design	4,514	-
Management and Inspection	6,738	-
Land	9,703	-
Less: Building reversion	(24,537)	-
Land reversion	(3,145)	-
Interim housing	16,757	16,757
Major R&A	9,579	-
Tenant alterations	5,016	5,016
Services & utilities	27,112	27,112
Property taxes, ins.	13,556	13,556
Property management	5,784	4,383
Total tax benefits to lessor	-	1,928
Total Present Value Cost	142,122	190,178
PROPOSAL VALUE		142,122
PRESENT VALUE COST ADVANTAGE		48,056
OR		
EQUIV ANNUAL COST ADVANTAGE		4,472

Factors Used (10/1/91 Values):
Net Rent: $34.69/osf ($32.50 plus $2.19 for parking)
Operating Cost: $6.00/osf
Construction Cost to Build a New Building: $139.36/gsf
Land Cost: $9,703,125
Discount Rate: 8.5%

*In addition to the 336,924 occupiable square feet of space for general office, storage and special use, 157,100 square feet are included for inside parking in both alternatives.

HOUSING PLAN

U.S. Army Corps of Engineers

(As of May, 1991)

Current						Agencies	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special* OSF
						Corps of Engineers						
213,937	1,386	190,415	1,386	1,441	22,081	Casimir Pulaski Building	-	-	-	-	-	-
16,176	98	10,300	98	800	5,076	Casey Building	-	-	-	-	-	-
27,160	146	14,939	130	2,990	9,231	Kingman Building	-	-	-	-	-	-
15,780	115	3,780	35	2,000	10,000	McMillan Reservoir	-	-	-	-	-	-
						American Battle Monuments						
3,310	17	2,860	17	250	200	Casimir Pulaski Building	-	-	-	-	-	-
						New Facility	336,924	1,800	250,632	1,736	770	85,522
276,363	1,762	222,294	1,666	7,481	46,588	TOTALS	336,924	1,800	250,632	1,736	770	85,522

Current Office Utilization Rate = 133

199 inside parking spaces (73,093 sf)

*Special Space Includes:

Lab/Clinic	2,164
Food Service	4,600
SCIF	2,557
Structurally changed	4,378
ADP	1,410
Library/AV	11,540
Loading Dock/Print Plant	10,800
Historical Center	38,923
Conference/Trng (hrng rms)	9,150
Total	85,522

Proposed Office Utilization Rate = 144
(Excluding 33,077 square feet of support space: UR = 125)

Inside parking 391 spaces plus 19 = 410, or 157,100 sf

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Courthouse, Tampa, FL

Prospectus Number: PFL–94002
Congressional District: 07

Description:

In accordance with a resolution adopted by the Committee on Public Works and Transportation of the House of Representatives dated August 1, 1990, the General Services Administration (GSA) investigated the feasibility and need for constructing a Federal building–courthouse in Tampa–St. Petersburg, FL. The Report of Building Project Survey, which recommended the construction of a 240,000 occupiable square foot building in Tampa, was transmitted to the Congress on July 24, 1991.

This prospectus represents the Administration's request for authorization for construction of a Federal courthouse in Tampa to house the U.S. courts and court–related activities. In accordance with GSA's understanding with the Administrative Office of the United States Courts (AOC) concerning long–range facility planning, the proposed project will provide for the courts' 10-year requirements. A site will be selected which will be adjacent to one of the existing Federal buildings and large enough to accommodate additional future expansion requirements. The proposed building will consist of 240,000 square feet of office and special space. It will accommodate 19 courtrooms: 8 district courtrooms and chambers; 5 magistrate courtrooms and chambers; and 6 bankruptcy courtrooms and chambers. The building will also provide offices for the clerk of the District Court, clerk of the Bankruptcy Court, U.S. Marshals Service, U.S. Attorney's Office, and the Court Security Officers. A total of 180 parking spaces will be provided. One hundred and thirty spaces are required to provide security for official vehicles of law enforcement agencies and Federal judges. Fifty outside spaces will be available for employees, visitors, and handicapped persons. In determining the total number of parking spaces to be provided, consideration was also given to the lack of parking at existing Federal buildings in the area.

Currently, the courts and court–related agencies in Tampa and St. Petersburg occupy a total of approximately 158,000 square feet of space (not including 13,200 square feet of inside parking) in six locations. Five separate buildings are located in Tampa: the Government–owned U.S. Courthouse, the Timberlake Federal Building, Timberlake Federal Annex, and two leased buildings. The existing U.S. Courthouse provides five district courtrooms and three magistrate hearing rooms. The bankruptcy court and a division of the U.S. attorneys are housed in leased space. In addition, one courtroom is provided for the Circuit Court of Appeals in the federally owned William C. Cramer Federal Building in St. Petersburg.

The existing U.S. Courthouse in Tampa will be retained and will continue to provide 63,411 square feet of space. It is anticipated that the District Courts will retain approximately 49,306 square feet of space and utilize the five existing courtrooms and adjunct facilities for judges who have taken senior status. The U.S. marshals will remain in 6,805 square feet and the remaining 7,300 square feet of space will be occupied by the Circuit Court. The magistrate judges will relocate to the proposed new courthouse since the hearing rooms in the existing building are below standard size and cannot be enlarged.

The Timberlake Federal Building, which is comprised of 72,311 square feet, is currently occupied by several Federal agencies. The major tenants of the building are the U.S. attorneys and the Federal Bureau of Investigation. In order to satisfy the long–range housing needs of the court related agencies and maintain a closely integrated working environment with the courts, the U.S. attorneys have been proposed as the major tenant of the Federal Building along with some joint–use space. This central location will allow the U.S. attorneys to efficiently operate and support the court system within the Federal complex.

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Courthouse, Tampa, FL

Prospectus Number: PFL-94002
Congressional District: 07

Description (Cont'd):

The Timberlake Federal Annex provides 83,268 occupiable square feet. The Annex is currently occupied by a variety of relatively small Federal agencies. In order to facilitate the courts immediate expansion requirements, two courtrooms and chambers have been constructed in the building for newly appointed judges within the Middle District of Florida. These courtrooms and chambers will be maintained for future visiting judges. In addition, the Annex will provide space for several court–related agencies such as the Public Defender, the U.S. Probation Office, U.S. Trustees, Pretrial Services and the U.S. Marshals expansion requirements.

Federal construction of a new U.S. courthouse in conjunction with continued use of the existing Tampa Federal Complex is determined to be the most desirable housing alternative for the projected space needs of the Middle District Court and court–related agencies' space requirements. The AOC has determined that the district court and the bankruptcy court should be consolidated in Tampa. The Circuit Court of Appeals facility located in St. Petersburg will continue to operate in that space.

COURT	CURRENT COURTROOMS				10–YEAR NEED COURTROOMS			
	CT	TIMB ANNEX	LEASE	TOTAL	CT	TIMB ANNEX	NEW CT	TOTAL
District	5	2	0	7	5	2*	8	15
Magistrate	3	0	0	3	0	0	5	5
Bankruptcy	0	0	2	2	0	0	6	6
TOTAL	8	2	2	12	5	2*	19	26

*Visiting judges

The office utilization rate will be 125 square feet per person for executive agencies excluding 9,451 square feet of GSA Joint Use space which consists of conference rooms, file areas, and office storage areas.

Justification:

The United States District Court, Middle District of Florida, has continued to increase. The staff of this district has nearly tripled over the past 10 years. The majority of this growth has occurred in the Tampa division which represents the largest metropolitan area within the district. Continued growth is expected. Over the next 10 years, 13 additional judgeships are anticipated for Tampa, as follows: 5 district judges, 2 magistrates, 5 bankruptcy judges, and 1 court of appeals visiting judge. The required total square footage directly corresponds to the number of projected judgeships and adjunct facilities required. Based on the projected growth of the courts and court–related agencies, approximately 144,000 square feet of additional space will be required in Tampa within the next 10 years for a total of approximately 302,000 square feet of space. The requirements for the courts and court–related agencies evolved from the Long–Range Facility Plan for the Middle District of Florida which was completed in October 1990 by the AOC.

PROSPECTUS – CONSTRUCTION
U.S. Courthouse, Tampa, FL

Prospectus Number: PFL-94002
Congressional District: 07

Justification (Cont'd):

The district court anticipates that one judge will take senior status within the next 5 years and current plans indicate that he will maintain a full caseload. Therefore, there is a need for one additional courtroom, chambers, and adjunct facilities to provide for a replacement judge to be appointed. Furthermore, within the next 10 years, three additional judges are expected to take senior status, resulting in the need for three additional courtrooms, chambers and adjunct facilities. There is also the anticipated appointment of one new judgeship for Tampa as a result of the Federal Judgeship Act of 1990. This judge will be temporarily housed in the Timberlake Federal Annex. Also, two additional magistrates are projected to be added during the next 10 years.

The U.S. Bankruptcy Court has experienced an exceptional 350 percent caseload increase over the past 5 years. This growth in bankruptcy cases is expected to continue at a rate of 20 percent for the next 5 years and at a rate of at least 10 percent per year thereafter. To meet such caseload demands, five additional judgeships are planned for the next 10 years.

The U.S. Circuit Court does not have a judge domiciled in Tampa at this time. However, within the next 10 years, one circuit court judgeship is anticipated for Tampa. Facilities required in support of the Circuit Court judgeship have been estimated at 7,300 square feet, including a courtroom.

The epidemic growth of substance abuse and the emphasis on Federal drug prosecutions as well as the national "War on Drugs" effort is consuming Tampa's U.S. Probation Office. Due to the increased volume in cases involving the Probation Office, an additional 65 employees will be required over the next 10 years.

Since its inception in Tampa, the U.S. Pretrial Services Office has increased its staffing by 182 percent. The expansion is attributable to increased workload and participation in the drug testing pilot project (as a result of the Anti–Drug Abuse Act of 1988. The Middle District is one of eight drug testing demonstration districts in the nation). In accordance with increasing trends in both population and crime in the State of Florida, the Pretrial Services Office predicts the need for an additional 21 employees over the next 10 years.

The U.S. Public Defenders Office's caseloads are directly related to that of the U.S. Attorney's Office. The U.S. Attorney's Office anticipates a growth of 20 percent over the next 5 years and a growth of 15 percent for the 5 years thereafter. In response to these projections, both offices will require increased staffing and space. The public defenders will need approximately 7,050 square feet of space and the U.S. attorneys will need a total of 77,805 square feet of space over the next 10 years.

The U.S. marshals in Tampa currently operate at a manpower deficit of 50 percent. This deficit, as well as projected increases in staffing requirements, will result in expansion needs for the marshals. The 10–year projection estimates the marshals will require approximately 16,800 square feet to meet their total housing needs.

The 30–year, present value cost of new construction is $4,943,000 less than the lease alternative, or an equivalent annual cost advantage of $435,000. Federal construction is recommended.

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Courthouse, Tampa, FL

Prospectus Number: PFL–94002
Congressional District: 07

Alternatives:

LEASE – This alternative proposes leasing 240,000 occupiable square feet of space. The 30–year, present value cost of this alternative is $91,473,000.

CONSTRUCTION – This alternative proposes construction of a new courthouse to meet agency needs. The 30–year, present value of this alternative is $86,530,000.

Recommendation:

CONSTRUCTION is recommended.

Occupants ..... Judiciary and Justice

Building Area:
Gross Square Feet 417,000
Occupiable Square Feet (excluding inside parking) 240,000
Occupiable Square Feet (including inside parking) 296,000
Inside Parking ..... 180 spaces

Site Information:
To be purchased ..... Approximately 3 acres

Cost Information:
Estimated Construction Cost $68,058,000

Authority Requested in this Prospectus* $68,058,000

*Site acquisition costs of $8,948,000 and design and review costs of $4,155,000 were included in the fiscal year 1993 budget. Management and inspection and construction supervision are funded in a single construction services budget activity. Also, it is anticipated that the tenant agencies will fund an additional amount for space alterations above the standard normally provided by GSA.

Schedule:

FY 1993 Design Start
FY 1994 Construction Start
FY 1996 Construction Complete

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Courthouse, Tampa, FL

Prospectus Number: PFL-94002
Congressional District: 07

Statement of Need:

It has been determined that the above request is a Government need and that the proposed action is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Courthouse, Tampa, FL

Prospectus Number: PFL-94002
Congressional District: 07

ECONOMIC ANALYSIS

		BUILD	LEASE
DATA:	Term Used (yrs)	30	30
	Occupancy Year	1997	1997
Square feet in analysis			
	Leased		240,000
	Government–owned	240,000	0
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent		0	58,705
Construction Cost		54,240	0
Design		3,848	0
Management & Inspection		2,712	0
Land		8,293	0
Less:	Building reversion	(17,654)	0
	Land reversion	(2,852)	0
Interim Housing		3,033	3,033
Major R&A		6,020	0
Tenant alterations		4,384	4,384
Services & Utilities		13,087	13,087
Property taxes, insurance		7,198	7,198
Property management		4,221	3,566
Total tax benefits to lessor		0	1,500
Total Present Value Cost		86,530	91,473
PROPOSAL VALUE			-86,530
PRESENT VALUE COST ADVANTAGE			4,943
OR EQUIV. ANNUAL COST ADVANTAGE			435

Factors Used: (10/1/92 Values)
Net Rent: $23 osf
Operating Cost: $4.00/osf
Construction Cost to Build a New Courthouse: $199/gsf
Land Cost: $8,604,000
Discount Rate: 7.9%

HOUSING PLAN
U.S. Courts and Related Activities
Tampa, FL
(July 1992)

Current						AGENCY/LOCATION	Proposed					
Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF		Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF
						U.S. COURTHOUSE						
51,736	266	35,964	266	0	15,772	District Court	49,306	35	35,964	35	0	13,342
220	3	0	3	0	220	U.S. Attorney	0	0	0	0	0	0
11,455	60	8,813	60	0	2,642	U.S. Marshal	6,805	31	4,163	31	0	2,642
0	0	0	0	0	0	Circuit Court	7,300	15	4,300	15	0	3,000
						TIMBERLAKE FB						
43,167	294	42,402	294	0	765	U.S. Attorney	69,950	458	63,600	458	0	6,350
2,216	7	1,383	7	0	833	GSA Joint Use	2,361	5	0	5	0	2,361
2,019	16	2,019	16	0	0	Pretrial Services	0	0	0	0	0	0
22,403	168	21,323	168	0	1,080	JD FBI	0	0	0	0	0	0
1,711	12	1,711	12	0	0	TD ATF	0	0	0	0	0	0
180	2	180	2	0	0	U.S. Postal Service	0	0	0	0	0	0
120	1	120	1	0	0	GSA PBS Field Office	0	0	0	0	0	0
495	0	495	0	0	0	Vacant	0	0	0	0	0	0
						TIMERLAKE FB ANNEX						
12,142	0	12,142	0	0	0	District Court	10,409	16	5,309	16	0	5,100
4,846	34	4,520	34	100	226	Public Defender	7,224	45	7,224	45	0	0
18,011	107	14,934	107	1,127	1,950	Probation	24,000	175	23,520	175	50	430
0	0	0	0	0	0	U.S. Trustees	10,409	60	10,409	60	0	0
0	0	0	0	0	0	Pretrial Services	10,409	75	9,909	75	0	500
0	0	0	0	0	0	U.S. Marshals	5,000	25	3,000	25	500	1,500
2,782	11	1,424	11	0	1,358	Tax Court	6,028	16	3,328	16	0	2,700
4,367	26	3,839	26	528	0	GSA PBS/FSS/IRMS	4,380	26	3,852	26	528	0
3,334	0	526	0	0	2,808	GSA Joint Use	5,409	5	0	5	0	5,409
360	1	360	1	0	0	Fed Med & Con Svc	0	0	0	0	0	0
1,908	14	1,812	14	96	0	RRB	0	0	0	0	0	0
1,128	9	1,092	9	36	0	SBA	0	0	0	0	0	0
5,377	42	4,591	42	320	466	USDA APHIS	0	0	0	0	0	0
10,282	60	8,176	60	200	1,906	HHS SSA	0	0	0	0	0	0
6,336	41	5,436	41	324	576	EEOC	0	0	0	0	0	0
816	5	816	5	0	0	DOT Fed RR Adm	0	0	0	0	0	0
11,024	72	9,685	72	400	939	HUD	0	0	0	0	0	0
555	0	415	0	140	0	Vacant	0	0	0	0	0	0
						LEASED SPACE	To be released					
1,994	15	1,994	15	0	0	U.S. Attorney						
24,208	180	24,208	180	0	0	Bankruptcy						
7,061	49	7,061	49	0	0	U.S. Trustees						
(Continued on next page)						SUBTOTAL	218,990	987	174,578	987	1,078	43,334

HOUSING PLAN - CONTINUED
U.S. Courts and Related Activities
Tampa, FL

Current - Continued						AGENCY/LOCATION	Proposed - Continued					
Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF		Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF
						Proposed Building						
						District Court	76,975	40	22,304	40	0	54,671
						District Clerk	18,891	83	14,241	83	0	4,650
						Magistrate Court	26,523	25	7,470	25	0	19,053
						Bankruptcy	35,856	28	9,634	28	0	26,222
						Bankruptcy Clerk	41,445	208	34,190	208	0	7,255
						U.S. Marshal	23,357	84	10,495	84	0	12,862
						GSA Joint Use	16,953	15	9,451	15	0	7,502
						SUBTOTAL	240,000	483	107,785	483	0	132,215
252,253	1,495	217,441	1,495	3,271	31,541	TOTAL	458,990	1,470	282,363	1,470	1,078	175,549

Current Office Utilization Rate = 137
(Excluding judicial space)

Proposed Project Office Utilization Rate = 125
(Excludes judicial and joint use space)

Special Space:

Private Toilets	4,100
Food Service & Seating	7,700
Libraries	3,000
ADP	1,900
Prisoner Detention	8,000
Vaults	600
Pistol Range	2,600
Courtrooms	38,000
Jury Assembly	14,100
Conference & Training	10,800
Hearing Room	765
Staff Lounge	1,700
Judge's Chambers	33,500
Controlled Storage	5,400
Telephone Closet	50
Total	132,215

GSA PBS

PROSPECTUS - NEW CONSTRUCTION
Census Computer Facility, Bowie, MD

Prospectus Number: PMD-93W06
Congressional District: 5

Description:

This prospectus is submitted in accordance with a provision of Public Law 102-141, the Treasury, Postal Service and General Government Appropriations Act, 1992, and proposes the construction of a 90,373 occupiable square foot computer facility for the Department of Commerce, Bureau of the Census (Census) on a donated site at the University of Maryland Science and Technology Center in Bowie, Maryland. The facility will provide state-of-the-art computer space for current needs, as well as provide for future expansion needs. There will be 150 parking spaces for employees and visitors.

GSA intends to construct a one-story building with 2-foot raised flooring to accommodate the operational needs of the Computer Services Division. The facility will be part of a joint effort between Census and the University of Maryland to establish a cooperative working relationship that will allow the exchange of technical information and expertise that will benefit both institutions. The University of Maryland will construct a computer operations and training building adjacent to the Census facility.

The Computer Services Division is currently housed in 71,733 occupiable square feet of space in the Central Computer Facility in Federal Office Building 3 (FOB-3) at the Suitland Federal Center in Suitland, Maryland. The space to be vacated in FOB-3 by the Computer Services Division will be backfilled by other Census elements now housed in GSA-leased locations. These leased locations will be released from the GSA inventory.

The current overall office utilization rate at FOB-3 for the Computer Services Division is 117 occupiable square feet per person. The overall office space utilization rate at the new computer facility will be 115 occupiable square feet per person. The facility will house 129 employees.

Public Law 102-141 appropriated $2,700,000 for design of this project.

Justification:

The Census Central Computer Facility in FOB-3 serves as the central repository of census data and provides generalized computing resources. With constantly growing analytic and data processing needs that expand during each decennial census, the Census Bureau must continually reconfigure and upgrade its computer systems. Constructed in 1942 as an office building, FOB-3 can no longer accommodate the growing technological needs of the agency, nor provide for future expansion. Leaking water pipes threaten to damage costly computer systems, and building structural constraints such as inadequate slab-to-slab height, prevent the facility from being upgraded to meet contemporary needs.

The need for expansion space, raised flooring for cabling requirements, upgrading of electrical and mechanical systems, as well as space for backup systems to prevent service disruption, can only be met in a new facility. Additional space is required to accommodate increased staff that will be needed to operate and maintain a new supercomputer scheduled to come on line in 1996. The current location does not adequately meet ADP space standards, resulting in overcrowded conditions and potential overheating of computer equipment. There is also a need for additional support space for on site vendor maintenance personnel. The new facility will accommodate the existing needs of the Computer Services Division, as well as provide for its future expansion.

Timing of this project is critical. Construction must be completed and the Census computers must be operational prior to the end of calendar year 1997, to prevent delays or disruption of the initial work for the decennial census of 2000. FOB-3 cannot be renovated to accommodate the projected needs of the computer operations.

GSA PBS

PROSPECTUS – NEW CONSTRUCTION
Census Computer Facility, Bowie, MD

Prospectus Number: PMD–93W06
Congressional District: 5

Justification (cont'd):

The present value cost of Federal construction is $3,667,000 less than the alternative of leasing, or an equivalent annual cost advantage of $341,000.

Alternatives:

CONSTRUCTION – This alternative envisions construction and operation of a new facility to meet agency needs. The 30–year, present value cost of this alternative is $37,470,000.

LEASE – This alternative proposes leasing equivalent space for the agency's needs. The 30– year, present value cost of this alternative is $41,137,000.

Recommendation:

CONSTRUCTION is recommended.

Area:

Gross Square Feet 129,900
Occupiable Square Feet 90,373
Parking ..... 150 Spaces

Site:

To be donated ..... approximately 12.5 acres

Cost:

Estimated Construction Cost* $27,915,000

*In fiscal year 1992, $2,700,000 for design was appropriated. The recommended year to fund construction will be based on national program priorities and on the availability of resources in the Federal Buildings Fund. Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity. It is anticipated that the tenant agency will fund an additional amount for other reimbursable items and space alterations above the standard normally provided by GSA.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on January 30, 1992

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration
signed for: Richard G. Austin

GSA PBS

PROSPECTUS - NEW CONSTRUCTION
Census Computer Facility, Bowie, MD

Prospectus Number: PMD-93W06
Congressional District: 5

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE
DATA: Term used (yrs)	30	30
Occupancy Year	1996	1996
Square feet in analysis:		
Leased	-	90,373
Government-owned	90,373	-
PRESENT VALUE COSTS ($ x 1,000)		
Net, net rent	-	26,096
Construction cost	23,132	-
Design	1,852	-
Management and inspection	1,707	-
Land	1,992	-
Less: Building reversion	(7,924)	-
Land reversion	(646)	-
Interim housing	2,196	2,196
Major R&A	2,569	-
Tenant alterations	1,345	1,345
Services & utilities	7,272	7,272
Property taxes & insurance	2,424	2,424
Property management	1,551	1,176
Total tax benefits to lessor	-	628
Total Present Value Cost	37,470	41,137
PROPOSAL VALUE		37,470
PRESENT VALUE COST ADVANTAGE OR EQUIV. ANNUAL COST ADVANTAGE		3,667 / 341

Factors Used (10/1/91 Values):
Net Rent: $30.90/osf
Operating Cost: $6.00/osf
Construction Cost to Build a New Building: $218.73/gsf
Land Cost: $1,991,509
Discount Rate: 8.5%

HOUSING PLAN

Bureau of the Census Computer Facility, Bowie, Maryland
(As of July 1991)

Current						Census	Proposed					
Total OSF	Total Pers	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers	Office OSF	Office Pers.	Storage OSF	Special OSF*
71,733	98	10,924	93	3,754	57,055	FOB-3	-	-	-	-	-	-
-	-	-	-	-	-	Computer Facility	90,373	129	13,763	120	4,730	71,880

Parking = 150 Spaces

Current office utilization rate = 117

Proposed office utilization rate = 115

*The special space includes:

Lab and Clinic	2,620
Conference/training areas	360
ADP	68,900
Total	71,880

FACTSHEET

Census Computer Facility
Bowie, MD

The General Services Administration (GSA) submitted to the Congress on January 30, 1992, a prospectus proposing the construction of a 90,373 occupiable square foot computer facili with 150 inside parking spaces for the Department of Commerce, Bureau of the Census on a donated site at the University of Maryland Science and Technology Center in Bowie, Maryland. Thi prospectus was submitted in accordance with Public Law 102-141, the Treasury, Postal Service and General Government Appropriations Act of 1992, which also authorized GSA to accept property from the State of Maryland at no cost and appropriated $2,700,000 for the design of this project. The project has not been authorized by either the House or the Senate Public Works Committee.

The design contract for the facility was awarded September 25, 1992. The site transfer is imminent.

GSA is requesting $27,915,000 in fiscal year 1994 for the construction of the proposed facility.

Food and Drug Administration Consolidation
Montgomery and Prince George's Counties, Maryland

The Food and Drug Administration (FDA) is currently housed in over 1.6 million occupiable square feet of Government-owned and leased space in multiple scattered locations in the Maryland suburbs and Washington, DC. Public Law 101-635, the FDA Revitalization Act of 1990, provided the organic authority to consolidate FDA, and Public Law 102-141, the Treasury, Postal Service, and General Government Appropriations Act, 1992, included a line-item appropriation of $200,000,000 to provide initial funding to be expended by the General Services Administration (GSA) for site acquisition, planning, design and construction for new facilities for the FDA. The Center for Biologics Evaluation and Research, the Center for Devices and Radiological Health, and the Center for Drug Evaluation and Research are to be provided with facilities in Montgomery County and the Center for Food Safety and Applied Nutrition and the Center for Veterinary Medicine are to be housed in facilities in Prince George's County.

GSA has requested $73,921,000 in fiscal year 1994 for the continued effort to meet FDA's need for consolidated space.

U.S. Federal Building and Courthouse
Boston, MA
(New Construction Project)

On January 22, 1990, a Report of Building Project Survey (an 11(b) Report) was transmitted to the Congress. The 11(b) Report concluded that the U.S. Courts have documented immediate and long-term housing requirements that exceed the physical capabilities of the McCormack Post Office and Courthouse, and recommended new construction of a 400,000 square foot Federal courthouse, on a site to be acquired, at an estimated site and construction cost of $163,005,000.

On April 24, 1990, by Resolution, the Senate Committee on Environment and Public Works authorized $51,300,000 for site acquisition and design of a 400,000 square foot Federal building and courthouse. On June 28, 1990, by Resolution, the House Committee on Public Works and Transportation authorized $163,005,000 for site acquisition and construction of a 400,000 square foot U.S. Courthouse. And then the fiscal year 1991 appropriations (Public Law 101-509) authorized $184,200,000 for the construction of a new 400,000 square foot Federal building and courthouse in Boston, MA.

The approved project was based on court design guidelines which were superseded by the current new Court Design Guide. As a result of the new design guide, the size and height of the courtrooms have increased. When the new Design Guide was approved, the General Services Administration (GSA) agreed to apply the new standards to projects which had not yet been designed.

In order to provide the space to meet the Court Design Guide and to provide the full requirements of the U.S. attorney, the courts determined that a larger facility was required, at an additional cost of $39,000,000. GSA did not request the additional funding.

The Senate Appropriations Committee provided an additional $39,000,000 in the FY93 Appropriations for the construction of the larger Federal Building and Courthouse in Boston. In the Conference Report the conferees agreed "...to provide an additional $20,000,000 to permit design and construction of a 500,000 occupiable square foot Courthouse in Boston..." in fiscal year 1993. The conferees also directed "...the General Services Administration to construct the larger facility..." and "...directed that either a reprogramming request be submitted to Congress for approval or that the additional funds be requested as a construction line item in the fiscal year 1994 President's Budget." On October 30, 1992, by Resolution, the Senate Committee on Environment and Public Works authorized an additional 100,000 square feet of space for the United States Attorney, for a total of 500,000 square feet, at an estimated additional cost of $39,000,000 for a total authorization of $223,200,000.

Public Law 102-393 (the fiscal year 1993 appropriations bill) authorizes the design and construction of a 500,000 occupiable square foot courthouse and provides an additional $20,000,000 for the new Courthouse in Boston. This funding will permit construction of an additional 100,000 occupiable square feet of space, meeting the courts' requirements for a 500,000 occupiable square foot building, plus parking. GSA believes the revised project scope will better serve the needs of the courts and that the additional funds are reasonable.

In response to the sense of the fiscal year 1993 appropriations bill and in response to the directives of the Senate conferees, GSA is requesting a construction line item of $19,000,000 for the new Courthouse project in Boston, MA, for fiscal year 1994 appropriations.

GSA PBS

PROSPECTUS – SITE AND DESIGN
Federal Building–U.S. Courthouse, Omaha, NE

Prospectus Number: PNE–94001
Congressional District: 2

Description:

This prospectus proposes the acquisition of approximately 3 acres of land and the design of a 222,000 occupiable square foot Federal building–courthouse (FB–CT) plus 80 inside parking spaces and 130 surface parking spaces for the courts and court–related agencies in Omaha, NE. The proposed building will meet the 10–year needs of the courts and court–related agencies. However, the site to be acquired will be sufficient to allow for construction to meet the courts' 30–year needs. The proposed area of consideration is the Omaha Central Business District.

The parking will be provided for secured judges' spaces; U.S. marshals', U.S. attorneys', and probation officers' official vehicles; and visitors, handicapped, and employee carpool spaces.

The courts and court–related agencies are currently housed in 57,754 occupiable square feet of space in the Edward Zorinsky Federal Building, U.S. Post Office and Courthouse at 215 North 17th Street in Omaha, NE. The building was constructed in 1960 and has a gross area of 447,623 square feet and an occupiable area of 265,631 square feet. The building currently provides two district courtrooms, one magistrate courtroom, one bankruptcy courtroom, and one circuit courtroom. Plans are under way to convert the present circuit courtroom into a district courtroom for a newly appointed district judge. The circuit court has been forced to meet at nearby Creighton University. Also, a courtroom is being built to accommodate a new magistrate judge. The space for this and other expanding needs of the court has necessitated the relocation of agencies, such as the Federal Bureau of Investigation, into leased space. The major tenant of the building, the U.S. Army Corps of Engineers (COE), which currently occupies approximately 162,000 square feet of space, is also expanding. The COE's recent expansion need of 46,000 occupiable square feet has been accommodated in leased space.

The courts currently occupy 47,040 square feet of space in the existing building. The courts completed a Long–Range Facility Plan for the District of Nebraska in 1990 and have projected significant increases for Omaha. The 10–year projection for courts and court–related agencies is 203,734 occupiable square feet of space. These increases are based on projected caseloads and the appointment of new judges.

It is expected that two of the three current active district judges will take senior status within the next 10 years and these judgeships will then be refilled. The courts also anticipate one additional district judgeship appointment within the next 10 years. Therefore, the courts have requested six district courtrooms, one of which will be used as a multi–defendant/ceremonial courtroom. In addition, the courts have requested a visiting judge's chambers. Further, the courts anticipate the appointment of a third magistrate within the next 10 years and an additional bankruptcy judge. There is currently one resident circuit court of appeals judge in Omaha. The circuit executive's office has requested a courtroom and chambers for two resident and three non–resident circuit judges. The current and projected courtroom needs are as follows:

GSA PBS

PROSPECTUS – SITE AND DESIGN
Federal Building–U.S. Courthouse, Omaha, NE

Prospectus Number: PNE–94001
Congressional District: 2

Space Requirements of the U.S. Courts:

COURT	CURRENT COURTROOMS FB–CT	10–YEAR COURTROOMS NEW FB–CT
District	2	6
Magistrate	1	3
Bankruptcy	1	2
Circuit	1*	1
TOTAL	5	12

*To be converted for use as a district courtroom.

GSA considered retaining the bankruptcy court in the Zorinksy Building; however, the courts have indicated having the court functions in separate locations is an unacceptable solution.

The U.S. attorneys currently occupy 7,450 square feet of space in the Zorinsky Building. Their 10–year projections are 32,373 occupiable square feet. The U.S. marshals currently occupy 3,264 square feet in the Zorinsky Building with 10–year projections of 11,705. The U.S. trustees are currently located in leased space. They will be located with the court family in the proposed new facility. Their projected needs by the year 2001 are 10,300 occupiable square feet of space.

Justification:

The courts have projected a significant amount of expansion space for the courts and court–related agencies over the next 10 years. These increases are based on projected caseloads and the recent changes in building standards that have been adopted by the courts and court–related activities. The existing building cannot accommodate the increased requirements of the courts and other building tenants. A Prospectus Development Study analyzing an extension and subsequent renovation of the current building was completed in fiscal year 1991. The results of the study indicated that construction of a building extension was not practical. The site was too restrictive to permit the functional relationships required by the courts and the extension would provide no opportunity for further expansion beyond 10 years. Also, the necessary future renovations in the Zorinsky Building, due to the asbestos and firesafety deficiencies of the building, would adversely affect the on–going operations of the courts.

The proposed courthouse will provide all court and court–related activities with state–of–the–art facilities and will provide other tenants in the Zorinksy Building with needed expansion space.

GSA PBS

PROSPECTUS – SITE AND DESIGN
Federal Building–U.S. Courthouse, Omaha, NE

Prospectus Number: PNE–94001
Congressional District: 2

Recommendation:

SITE ACQUISITION AND DESIGN is recommended.

Occupants ..... Judicial/Executive Agencies

Building Area:
Gross Square Feet 378,985
Occupiable Square Feet (excluding inside parking) 222,000
Occupiable Square Feet (including inside parking) 246,000
Parking spaces ..... 80 inside and 130 surface

Site Information:
To be purchased ..... Approximately 3 acres

Cost Information:
Site ..... $ 9,553,000
Design* ..... $ 4,408,000

Total Authority Requested:** **$13,961,000**

*If there are any additional design costs above the $4,408,000, due to increased project scopes that are not anticipated at this time, they will be accommodated within the design and construction services budget activity. Accordingly, GSA does not plan to request additional design authority for this project. Also, it is anticipated that the tenant agencies will fund an additional amount for the design of space alterations above the standard normally provided by GSA.

**A detailed construction prospectus will be submitted for this project with a future year construction budget request.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – SITE AND DESIGN
Federal Building–U.S. Courthouse, Omaha, NE

Prospectus Number: PNE–94001
Congressional District: 2

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE
DATA: Term Used (yrs)	30	30
Occupancy Year	1997	1997
Square feet in analysis		
Leased	–	222,000
Government–owned	222,000	–
PRESENT VALUE COSTS ($ x 1,000)		
Net, net rent	–	59,828
Construction Cost	54,860	–
Design	3,786	–
Management and inspection	2,684	–
Land	8,205	–
Less: Building reversion	(18,682)	–
Land reversion	(2,928)	–
Interim housing	2,432	2,432
Major R&A	5,569	–
Tenant alterations	4,055	4,055
Services & utilities	13,316	13,316
Property taxes,Insurance	4,540	4,540
Property management	3,904	3,299
Total tax benefits to lessor	–	1,568
Total Present Value Cost	81,741	89,038
PROPOSAL VALUE		–81,741
PRESENT VALUE COST ADVANTAGE		7,297
OR		
EQUIV ANNUAL COST ADVANTAGE		642

Factors Used (10/1/92 Values):
Net Rent: $27/osf
Operating Cost: $4.40/osf
Construction Cost to Build a New Building: $189/gsf for FB–CT; $48/gsf for inside parking
Land Cost: $8,832,286
Discount Rate: 7.90%

HOUSING PLAN
Federal Building-U.S.Courthouse, Omaha, NE
(As of March 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
Edward Zorinsky FBPOCT:												
23,252	32	17,706	32	20	5,526	JUD-Dist.Cts.	71,780	71	12,003	71	2,143	57,634
2,361	6	1,207	6	42	1,112	JUD-Magistrate	16,776	9	4,322	9	-	12,454
5,613	7	4,079	7	86	1,448	JUD-Bankruptcy	20,988	43	7,392	43	1,560	12,036
9,492	12	6,840	12	10	2,642	JUD-Appeals Ct.	21,036	10	2,910	10	-	18,126
-	-	-	-	-	-	JUD-Pretrial	2,928	8	2,136	8	192	600
2,998	10	2,998	10	-	-	JUD-Probation	10,848	35	8,712	35	744	1,392
3,324	7	3,324	7	-	-	JUD-Public Defender	5,000	14	5,000	14	-	-
7,450	49	7,319	49	9	122	JD-U.S.Attorney	32,373	118	25,082	118	1,000	6,291
3,264	22	2,611	22	-	653	JD-U.S.Marshals	11,705	44	4,950	44	425	6,330
-	-	-	-	-	-	GSA-Joint Use	18,266	4	14,408	4	-	3,858
57,754	145	46,084	145	167	11,503	Subtotal	211,700	356	86,915	356	6,064	118,721
Braiker-Brandeis Building												
3,070	13	1,659	13	471	940	JD-U.S.Trustee	10,300	27	6,790	27	1,372	2,138
60,824	158	47,743	158	638	12,443	TOTAL	222,000	383	93,705	383	7,436	120,859

The utilization rate has not been calculated because the building will primarily be occupied by the courts.

Parking: 80 inside - 130 outside

*Special space includes:

ADP	1,280
Food service	946
Courtrooms	97,104
Library	7,860
Conference/training	4,657
Health clinic	2,912
Firing range	2,400
Dock/sallyport	3,700
Total	120,859

GSA PBS

AMENDED PROSPECTUS – CONSTRUCTION
Martin Luther King, Jr. Federal Building–Courthouse, Newark, NJ

Prospectus Number: PNJ–86001A
Congressional District: 10

Description:

This amended prospectus requests an additional $4,868,000 for the build–out of the second floor of the Martin Luther King, Jr. Federal Building–Courthouse (MLK FB–CT), in Newark, NJ, to provide four magistrate courtrooms and expansion space for the courts and court–related agencies. Partial funding of $9,000,000 for this project was appropriated in fiscal year 1984, with an additional $44,975,000 provided in fiscal year 1986. A total of $4,243,000 in escalation has been taken for increased site acquisition costs, site conditions, and increased costs to construct courtrooms, resulting in a total site and construction cost of $58,218,000. Construction began in 1989, and, except for the second floor, the building is occupied. The building contains five floors, a mechanical penthouse, and a basement, providing a gross area of 355,000 square feet and an occupiable area of 234,000 square feet, and 58 inside parking spaces.

This project will provide for the build–out of four magistrate courtrooms and chambers on the second floor of the MLK FB–CT, which has an occupiable area of 45,625 square feet. The proposal to use this area as court space was not included in the original prospectus (PNJ–86001). Although the courts had not anticipated needing this expansion space until the late 1990's, the courts began expanding earlier than anticipated and, as construction began, it appeared that they might require the additional space sooner. Due to the increasing caseload of the bankruptcy and district courts, this space is now required by fiscal year 1994, and the build–out of the second floor as office space, which was envisioned in the original prospectus, is not being done. The General Services Administration and the courts have concluded that the second floor must be built–out for the courts' use as soon as possible.

Currently, district and magistrate judges occupy 11 courtrooms in the Post Office–Courthouse (PO-CT), a U.S. Postal Service building, and the bankruptcy court occupies 3 courtrooms in the Peter Rodino Federal Building (FB). Both of these buildings are adjacent to the MLK FB–CT. Courtrooms #7, #10, and #11 in the PO-CT are not suitable for continued use as courtrooms and will be reassigned for use as attorney conference rooms or rooms for court reporters. The space occupied by the bankruptcy courtrooms in the Rodino FB will be returned to use as office space to satisfy the expansion needs of the U.S. attorneys.

Justification:

The earlier than expected expansion requirements of the courts have resulted in the need for the immediate build–out of the second floor for the courts rather than executive agency office space. The space is vacant and ready to be finished for the courts.

Courtrooms #7, #10, and #11 in the PO-CT are not suitable for continued use as courtrooms. With only 800 square feet, they are undersized and too narrow; unable to accommodate multiple defendant trials. In addition, the courtrooms and chambers are not separated from the public areas with secure hallways requiring that defendants be shackled and moved through public spaces.

The U.S. attorneys' space requirements have increased along with the expansion of the courts. They have requested expansion space in the Rodino Building, adjacent to the MLK FB–CT, where they are currently located. To provide the required expansion space, the bankruptcy court will move to the third floor of the MLK FB–CT, its long–term location, and the U.S. attorneys will backfill the vacated space in the Rodino Building which will be returned to its original use as office space.

AMENDED PROSPECTUS – CONSTRUCTION
Martin Luther King, Jr. Federal Building–Courthouse, Newark, NJ

Prospectus Number: PNJ–86001A
Congressional District: 10

Justification: (Cont'd)

The bankruptcy court has already been authorized another judge, bringing the authorized total to four judges in Newark and an additional judgeship for 1994 will be requested in fiscal year 1993 legislation. Another magistrate judge will be added in Newark as a result of Judicial Conference action. Therefore, there is a need for five bankruptcy and four magistrate courtrooms to house these judges in the MLK FB-CT. Only five of the required nine courtrooms needed for the magistrate judges and the bankruptcy court are available, all located on the third floor. Build–out of the second floor will provide the remaining four courtrooms.

Initially, the bankruptcy court will occupy three of the courtrooms on the third floor and the magistrate judges will occupy the remaining two. Upon completion of the second floor build–out, the magistrate judges will relocate to the second floor; the third floor will house the bankruptcy court and its five courtrooms.

Four Magistrate courtrooms and chambers will occupy one half of the second floor. The other half will be occupied by the clerks of the district and bankruptcy courts, the U.S. marshals, and the U.S. attorneys.

Space Requirements of the U.S. Courts:

COURT	CURRENT NUMBER OF COURTROOMS			PROPOSED NUMBER OF COURTROOMS			
	PO CT	Rodino FB	TOTAL	PO CT	Rodino FB	MLK FB–CT	TOTAL
District	10	0	10	5	0	8	13
Magistrate	1	0	1	1	0	4	5
Vacant	0	0	0	2	0	0	2
Bankruptcy	0	3	3	0	0	5	5
TOTAL	11	3	14	8	0	17	25

The space occupied by the three bankruptcy courtrooms in the Rodino Building will be returned to use as office space. Courtrooms #7, #10, and #11 in the PO–CT are not suitable to continue as courtrooms and will be reassigned as attorney conference rooms or rooms for court reporters. Courtrooms #4 and #9 in the PO–CT will be vacant after the project is completed; they will be available for future court expansion.

The second floor is vacant and will not be built–out for any other tenant because the courts need the additional space now.

Alternatives:

The project proposes the build–out of vacant space in the Martin Luther King, Jr. Federal Building and Courthouse that was intended for use by the courts at a later date. The courts requirements have increased earlier than originally anticipated and the space is needed now. Because the space is vacant and ready to be built–out, a leasing alternative to provide the courtrooms and associated space is not considered viable.

GSA PBS

AMENDED PROSPECTUS – CONSTRUCTION
Martin Luther King, Jr. Federal Building–Courthouse, Newark, NJ

Prospectus Number: PNJ–86001A
Congressional District: 10

Recommendation:

CONSTRUCTION to build–out the second floor is recommended.

Major Work Items:	
Interior construction	$4,396,000
Mechanical and electrical	$2,582,000
Estimated Construction Cost*	$6,978,000
Less: Amount Remaining Unobligated	$ 2,110,000
Additional Amount Required	$ 4,868,000
Total Authorized Site and Construction	$58,218,000
Total Site And Construction	$63,086,000
Additional Authority Requested in this Prospectus:	**$4,868,000**

*Design will be funded from funds available within the design and construction services budget activity. Management and inspection and construction supervision are funded in a single design and construction services budget activity. It is also anticipated that tenant agencies will fund for an additional amount for space alterations above the standard normally provided by the General Services Administration.

Schedule:

FY 1992 Design
FY 1994 Construction Start
FY 1995 Construction Completion

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 2 5 1992

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – SITE ACQUISITION
United States District Court, Eastern District of New York, Brooklyn, NY

Prospectus Number: PNY-94100
Congressional District: 10

Description:

This prospectus seeks authorization for the acquisition of a site for the construction of a Federal court facility for the U.S. District Courts, Eastern District of New York and court-related agencies in Brooklyn, NY.

The United States District Court, Eastern District of New York, has experienced a severe housing crisis. In fact, the Judicial Conference of the United States has stated that the Eastern District of New York "has a space emergency." The Emanuel Celler Federal Building and Courthouse in Brooklyn has not met the space needs of the U.S. courts and court-related agencies for the past several years. The U.S. courts have expanded rapidly due to rising crime rates and this has led to an extremely overcrowded and inefficient working environment.

A project to provide approximately 679,500 occupiable square feet of space and approximately 150 parking spaces (45,500 square feet) at the U.S. Postal Service's General Postal Facility in Brooklyn within 48 months of contract award, was authorized in the Intermodal Surface Transportation Efficiency Act of 1991 (the Highway Bill); however, authority for funding which was included in the Highway Bill has been rescinded.

The General Services Administration's (GSA's) fiscal year 1992 appropriations included $10 million for design and preconstruction activities associated with this project. In addition, the parameters of the project have changed significantly as a result of fiscal year 1993 appropriations. The scope was changed by the Congress when it expressed its intent that space for the courts be provided without major additions to the Postal facility and that the Celler Federal Building and Courthouse be included in the project. (The General Postal Facility is listed in the National Register of Historic Places and is, in fact, the original home of the U.S. courts in Brooklyn.) An additional $15 million was included in the fiscal year 1993 appropriation to continue design and preconstruction activities.

GSA and the courts are in the process of reevaluating the project and developing potential alternatives for satisfying the courts requirements given the constraints placed on development of the Postal facility.

One alternative that will be actively considered will be the construction a new annex or court facility in the vicinity of the Postal facility/Celler complex. Because we already have funds for design and preconstruction activities, we are requesting funding in the amount of $30,000,000 for the possible acquisition of a site in fiscal year 1994. GSA and the courts are desirous of developing a solution to the courts' space requirements as quickly as possible and in conformance with the intentions of the Congress. Should construction be a part of the design solution we want to be in a position to acquire a site without further delaying of the project.

The proposed project, which may include leasing the U.S. Postal facility, alteration of the Emanuel Celler Federal Building and Courthouse and construction of an annex or court facility, will satisfy the long-term requirements of the courts in Brooklyn.

Justification:

Site funding is requested in the event the preferred design solution necessitates the construction of an annex or court facility on a site to be acquired. Funding is requested for fiscal year 1994 to coincide with the availability of design funding which has been provided in fiscal years 1992 and 1993.

GSA PBS

PROSPECTUS – SITE ACQUISITION
United States District Court, Eastern District of New York, Brooklyn, NY

Prospectus Number: PNY-94100
Congressional District: 10

Alternatives:

Congressional intent has been expressed that the final project solution should include the Celler Federal Building and Courthouse complex and that major additions shall not be made to the Postal facility. The final design solution to meet the courts' requirements is being developed.

Recommendation:

SITE ACQUISITION is recommended.

Occupants ..... U.S. Courts and Court–Related Agencies and, possibly, Executive Branch Agencies

Cost Information:
Estimated Site Cost (Size to be determined) $30,000,000

Authority Requested in this Prospectus* $30,000,000

*Construction funding will requested in a future fiscal year. A detailed construction prospectus will be submitted for this project with a future year construction budget request.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – SITE and DESIGN
U.S. Border Station
Pembina, ND

Prospectus Number: PND–94001
Congressional District: AL

Description:

This prospectus seeks authorization to acquire approximately 15 acres of land and to design a new U.S. border station at Pembina, ND. The station will replace the existing border station, which is overcrowded and functionally obsolete. The new facility will be constructed on 19 acres of land, utilizing the existing site (4 acres). It will be occupied by the U.S. Customs Service (USCS), the Immigration and Naturalization Service (INS) and the Animal and Plant Health Inspection Service (APHIS). Inspectors from these agencies are responsible for monitoring all traffic and cargo entering the U.S. highway system.

Built in 1964, the existing border station is located 3 miles north of the town of Pembina, ND, at the intersection of Interstate 29 (I–29) and the U.S./Canadian border. This facility, which is open 24 hours a day, is unable to satisfactorily accommodate the volume of southbound traffic generated by Canadian tourists/shoppers entering into the U.S. to purchase goods and services.

This proposal is consistent with the findings of a Report of Building Project Survey which was submitted to the Congress on September 6, 1991. The report recommended the construction of a new border station consisting of 28,973 occupiable square feet. However, in obtaining more detailed space requirements from USCS, INS, and APHIS, the size of the station has increased to approximately 33,170 occupiable square feet. When completed, the new border station will consist of a main administration building housing USCS and INS, a building for the secondary inspection of automobiles, a commercial inspection facility and an APHIS facility. The number of primary inspection lanes will be increased from two to six with inspection booths for each lane and the commercial inspection area will provide for the complete off–loading of six semi–trucks with parking for 25. The station will also provide certain facilities which are not currently available. These include detention cells, detainment facilities for vehicles and cargo, and a weapons proficiency firing range. A total of 147 parking spaces will be constructed for travelers, employees, seized vehicles, commercial vehicles and government vehicles.

Construction of a new station will satisfy the long term expansion requirements of USCS, INS, and APHIS and will ensure that an efficient and secure port of entry into the United States exists at Pembina.

Justification:

The existing border station facilities at Pembina are not large enough to handle the volume of traffic which it currently must process. Average daily traffic counts have grown nearly 80 percent since 1985.

Traffic increases at Pembina have caused the facility to operate beyond a safe and efficient capacity. With only two primary inspection lanes available, it is not uncommon to have a major backlog of cars awaiting clearance during peak hours. The facilities for the inspection of commercial vehicles are also inadequate. The truck inspection building contains only two dock spaces and its warehouse provides too small an area for adequate off–loading of cargo for thorough inspection. Furthermore, USCS and INS lack sufficient office space in the existing main administration building. With only one small office available for interviews, INS inspectors are forced to conduct secondary interviews of travelers at the public counter. Due to these factors, the Pembina facility is listed by USCS and INS as fourth on their current "top ten" list of northern border stations in need of major expansion/improvement.

Contributing to the urgency of this project is the Canadian Government's plan for a major upgrade of their Emerson West border station located directly across the border from Pembina. In conjunction with this project, the Canadians are in the process of expanding their Provincial Trunk Highway 75 (PTH–75) from two to four lanes (PTH–75 links Winnipeg, Manitoba, to I–29 on the U.S. border). The expansion of this highway will facilitate the movement of southbound traffic destined for the U.S.

GSA PBS

PROSPECTUS – SITE and DESIGN
U.S. Border Station
Pembina, ND

Prospectus Number: PND–94001
Congressional District: AL

Alternatives:

No alternative other than Federal construction is being considered since it is GSA's policy to own these specialized facilities.

Recommendation:

SITE ACQUISITION and DESIGN are recommended.

Occupants: ..... USCS, INS & APHIS

Building Area:
Gross square feet 40,825
Occupiable square feet 33,170
Parking ..... 10 inside; 137 outside

Site Information:
To be purchased ..... Approximately 15 acres

Cost Information:
Site ..... $ 96,000
Design* 1,016,000

Total Authority Requested in this Prospectus:** **$1,112,000**

*It is anticipated that tenant agencies will fund an additional amount for design for space alterations above the standard normally provided by GSA.

**Construction funding will be requested in a future fiscal year. A detailed construction prospectus will be submitted for this project with a future year construction budget request.

If there are any additional design costs above the $1,016,000 requested due to increased project scopes not anticipated at this time, they will be accommodated within the Design and Construction Services budget activity. Accordingly, GSA does not plan to request additional authority for this project.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 2 [illegible]

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

HOUSING PLAN

Border Station, Pembina, ND

(As of July 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF
3,035	16	930	8	1,605	500	U.S. Customs	12,570	20	4,445	12	6,100	1,075
670	14	670	14	-	-	INS	9,680	18	4,205	18	3,600	2,025
975	1	375	1	600	-	APHIS	9,600	2	600	2	7,000	2,000
665	6	665	6	-	-	GSA Outlease	-	-	-	-	-	-
-	-	-	-	-	-	GSA Joint Use	1,320	-	-	-	-	1,320
5,345	37	2,640	29	2,205	500	TOTAL	33,170	40	9,250	32	16,700	7,220

Current office utilization rate - 91

*Proposed office utilization rate - 134
(Excluding 4,970 osf of office support space)

**Special space includes:

Cattle inspection	2,000
Holding cells	400
Locker/shower room	920
Conference room	750
Firing range	2,600
Lunchroom	400
Dog kennel	150
Total	7,220

GSA PBS

PROSPECTUS - NEW CONSTRUCTION
U.S. Courthouse
Portland, OR

Prospectus Number: PCOR-94004
Congressional District: 03,05

Description:

This prospectus proposes the construction of a 339,670 occupiable square foot U.S. Courthouse and 200 inside parking spaces (116 official, 75 impaneled juror, and 9 handicap) for the U.S. courts, court-related agencies and executive agencies in Portland, OR.

On February 12, 1990, the General Services Administration (GSA) submitted to Congress, as part of its fiscal year 1991 Capital Improvement and Leasing Program, a prospectus requesting $33,320,000 to construct a 125,000 occupiable square foot annex to the Gus J. Solomon U.S. Courthouse. Public Law 101-509 appropriated $33,320,000 for construction of the annex. In fiscal year 1989, $4.1 million was reprogrammed for acquisition of a half-block site in downtown Portland for the proposed project.

In December 1990, the Administrative Office of the United States Courts (AOC) and GSA participated in the formulation of the AOC's Long Range Facility Plan for the District of Oregon. The 30-year courts space requirements identified for Portland were significantly greater than those specified for the annex project and a larger project was proposed. In response to the requested increase in the project size, the Senate Committee on Environment and Public Works on May 15, 1991, and the House Committee on Public Works and Transportation on February 5, 1992, authorized the use of $12.8 million from the previously available $33,320,000 for site acquisition and design for the larger project. For fiscal year 1994, GSA is requesting congressional authorization for the construction of this project.

Currently, the U.S. courts and court-related agencies are housed in two Government-owned facilities and five leased facilities in Portland. The two Government-owned facilities are the Solomon Courthouse and the Pioneer Courthouse. The U.S. Attorneys are located in the Pioneer Tower with a lease expiration of November 1997; the Bankruptcy Court in Security Pacific Plaza with a lease expiration of November 1992; the Public Defender and U.S. Trustee are both in the Pacific First Federal Building with lease expirations of January 2000 and July 1993, respectively; the U.S. Marshals Service in the Koin Tower with a lease expiration of July 1997; and the Probation Office in the Marleen Building with a lease expiration of September 1999. The elements in the Pioneer Courthouse and the Koin Tower will not be effected by the construction of the new courthouse.

After the new courthouse is constructed, some space in the building will be used for interim tenancy by executive agencies until such time as the courts require it for expansion. Initially, the new courthouse will provide 17 courtrooms for six active district judges, seven senior district judges and four magistrate judges. In order to meet the 30-year requirements of the courts, the new courthouse will be able to accommodate the construction of six additional courtrooms, as needed.

The bankruptcy court and the U.S. Trustee will be relocated from leased space to backfill the Solomon Courthouse, which will provide expansion space for their growing needs. These leases will be renewed or extended to coincide with completion of the courthouse. After the new courthouse is constructed, the Solomon Courthouse and new facility will satisfy all of the courts' anticipated 30-year requirements.

Timing of this project is critical. The U.S. courts currently have five active district, two senior district, three bankruptcy, and three magistrate judges for a total of 13 judges. The Solomon Courthouse currently contains six district courtrooms and two magistrate courtrooms leaving one senior district judge and one magistrate judge without courtrooms. The Solomon Courthouse is at capacity and cannot accommodate any additional courtrooms. In addition, the bankruptcy judges are currently housed in a leased facility.

PROSPECTUS - NEW CONSTRUCTION
U.S. Courthouse
Portland, OR

Prospectus Number: PCOR-94004
Congressional District: 03,05

Description: (Cont'd)

	CURRENT COURTROOMS		
	SOLOMON CT	SEC. PACIFIC PLAZA	TOTAL
COURT			
District	5	-	5
Senior	1	-	1
Magistrate	2	-	2
Bankruptcy	-	3	3
TOTAL	8	3	11

	10-YEAR NEEDS			20-YEAR NEEDS			30-YEAR NEEDS		
	SOLOMON CT	NEW CT	TOTAL	SOLOMON CT	NEW CT	TOTAL	SOLOMON CT	NEW CT	TOTAL
COURT									
District	-	6	6	-	8	8	-	9	9
Senior	-	7	7	-	7	7	-	7	7
Magistrate	-	4	4	-	6	6	-	7	7
Bankruptcy	6	-	6	7	-	7	8	-	8
TOTAL	6	17	23	7	21	28	8	23	31

Justification:

For well over a decade, Oregon has experienced a steady increase in population. Because of the quality of life and the environment, Oregon will continue to remain attractive to corporations and individuals. This in turn is anticipated to increase the numbers of civil and criminal case filings in the area. In addition, complex environmental related cases, such as the "spotted owl" case, arising under the Endangered Species Act, and others under the Clean Air Act and Clean Water Act, will continue to increase the caseload of the district court and compound the Federal docket in Oregon.

According to the 30-year Long Range Facility Plan for the District of Oregon, Portland is expected to have an additional ten district and five magistrate judges by 2020, for a total of 23. The bankruptcy court currently has three judges, and is expected to have eight judges by the year 2020.

The originally proposed 125,000 occupiable square foot annex project is not sufficient in size to accommodate the projected requirements of the courts. Additionally, the 20,000 square foot site proposed for the annex is not large enough for the construction of the larger building.

GSA PBS

PROSPECTUS - NEW CONSTRUCTION
U.S. Courthouse
Portland, OR

Prospectus Number: PCOR-94004
Congressional District: 03,05

Justification: (Cont'd)

Because an annex is not sufficient in size and the existing Solomon Courthouse cannot accommodate additional court and court-related agency space, it is necessary to construct a building of approximately 339,670 occupiable square feet to satisfy their needs. Tenant improvements at occupancy in the new building will be to the 10-year projection of the AOC, resulting in the construction of 13 district courtrooms and four magistrate courtrooms.

If the project is not implemented, district and bankruptcy court expansion would have to be accommodated in leased space where typical courtroom design standards, such as high ceilings and column-free space cannot be provided. If a new courthouse is not built, the district and bankruptcy courts would be forced to function in non-typical courtroom space for an extended period of time, resulting in potential compromises to court operations and security.

The present value cost of Federal construction is $28,303,000 less than the alternative of leasing, or an equivalent annual cost advantage of $2,490,000.

Alternatives:

CONSTRUCTION - This alternative envisions construction and operation of a new facility to meet the courts' needs. The 30-year, present value cost of this alternative is $138,304,000.

LEASE - This alternative proposes leasing equivalent space for the courts' needs. The 30-year, present value cost of this alternative is $166,607,000.

Recommendation:

CONSTRUCTION is recommended.

Area:

Gross Square Feet	602,440
Occupiable Square Feet (excluding inside parking)	339,670
Occupiable Square Feet (including inside parking)	404,670
Parking	200 inside spaces

Site:

To be purchased	39,000 square feet

GSA PBS

PROSPECTUS - NEW CONSTRUCTION
U.S. Courthouse
Portland, OR

Prospectus Number: PCOR-94004
Congressional District: 03,05

Cost:

Site Cost	$7,426,000
Design Cost	$6,421,000
Management and Inspection	$4,480,000
Estimated Construction Cost	$115,483,000
Estimated Total Project Cost	$133,810,000

Amounts Previously Funded:

Fiscal Year 1989 (Reprogrammed)	$4,100,000
Fiscal Year 1991	$33,320,000
Total	$37,420,000

Additional Funding Required for Fiscal Year 1994: $96,390,000

Authority Requested in this Prospectus*: $115,483,000

*Management and inspection and construction supervision are funded in a single design and construction services budget activity. Also, it is anticipated that the tenant agencies will fund an additional amount for space alterations above the standard normally provided by GSA.

Schedule:

FY 1992	Design/Site Acquisition
FY 1994	Construction Start
FY 1997	Occupancy

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS - NEW CONSTRUCTION
U.S. Courthouse
Portland, OR

Prospectus Number: PCOR-94004
Congressional District: 03,05

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE
DATA: Term used (yrs)	30	30
Occupancy Year	1997	1997
Square feet in analysis:		
Leased	-	339,670
Government-owned	339,670	-
PRESENT VALUE COSTS ($ x 1,000)		
Net, net rent	-	11,965
Construction cost	92,036	-
Design	6,225	-
Management and inspection	3,569	-
Land	6,882	-
Less: Building reversion	(29,517)	-
Land reversion	(2,367)	-
Interim housing	8,642	8,642
Major R&A	8,520	-
Tenant alterations	6,205	6,205
Services & utilities	20,560	20,560
Property taxes & insurance	11,576	11,576
Property management	5,973	5,047
Total tax benefits to lessor	-	2,612
Total Present Value Cost	138,304	166,607
PROPOSAL VALUE		-138,304
PRESENT VALUE COST ADVANTAGE		28,303
OR		
EQUIV. ANNUAL COST ADVANTAGE		2,490

Factors Used (10/1/92 Values):
Net Rent: $30.53/osf
Operating Cost: $4.44/osf
Construction Cost to Build a New Building: $208.28/gsf for office/court space; $55.69/gsf parking
Land Value: $7,140,000
Discount Rate: 7.9%

HOUSING PLAN
U.S. Courts and Related Actvities
Portland, Oregon
(As of July 1992)

Current						Agency	Proposed (1997)					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
						FB-CT						
73,995	56	43,080	56	3,920	26,995	District Court	To be backfilled by other Federal agencies					
12,825	31	12,700	31	125	-	Probation	-	-	-	-	-	-
4,145	12	4,145	12	-	-	Pretrial	-	-	-	-	-	-
10,740	31	7,435	31	595	2,710	U.S. Marshal	-	-	-	-	-	-
						LEASED SPACE						
27,765	116	22,075	116	3,420	2,270	U.S. Attorney	To be released					
23,315	143	10,930	143	575	3,810	HUD	-	-	-	-	-	-
8,775	57	7,580	57	235	960	SBA	-	-	-	-	-	-
6,120	35	5,015	35	-	1,105	Public Defender	-	-	-	-	-	-
5,420	23	5,420	23	-	-	FERC	-	-	-	-	-	-
3,800	30	3,640	30	160	-	GAO	-	-	-	-	-	-
11,250	65	9,830	65	300	1,120	DOT	-	-	-	-	-	-
						PROPOSED PROJECT						
-	-	-	-	-	-	District Court	164,710	115	98,010	115	3,500	63,200
-	-	-	-	-	-	Probation	12,050	55	12,050	55	-	-
-	-	-	-	-	-	Pretrial	9,025	40	9,025	40	-	-
-	-	-	-	-	-	U.S. Marshal	25,200	84	9,700	84	500	15,000
-	-	-	-	-	-	U.S. Attorney	55,800	214	34,350	214	2,500	18,950
-	-	-	-	-	-	HUD	18,600	120	15,250	120	600	2,750
-	-	-	-	-	-	SBA	9,000	65	8,300	65	300	400
-	-	-	-	-	-	Public Defender	11,250	55	7,200	55	250	3,800
-	-	-	-	-	-	FERC	5,540	30	4,590	30	550	400
-	-	-	-	-	-	GAO	3,800	30	3,640	30	160	-
-	-	-	-	-	-	DOT	11,250	65	9,830	65	300	1,120
-	-	-	-	-	-	Office	3,250	-	-	-	-	3,250
-	-	-	-	-	-	Joint Use	8,035	-	-	-	-	8,035
-	-	-	-	-	-	Blind Stand	2,160	-	-	-	-	2,160
188,150	599	139,850	599	9,330	38,970	TOTALS	339,670	873	211,945	873	8,660	119,065

Parking: 0 inside spaces

Current Office Utilization Rate: 162
(Office Utilization Rate excludes Judiciary and GAO)

*Special Space Includes:

Food Service	2,160
Sallyport	5,000
Detention Cells	3,000
Library	3,000

Parking: 200 inside spaces

Proposed Office Utilization Rate: 125
(Office Utilization Rate excludes Judiciary and GAO)
Square footage of support space excluded: 10,095

Vaults	1,055
Courtrooms	63,200
ADP	16,550
Conference/Training	25,100
TOTAL:	119,065

GSA PBS

AMENDED PROSPECTUS – SITE AND DESIGN
New Federal Building–Courthouse, Laredo, TX

Prospectus Number: PTX-94001
Congressional District: 23

Description:

This amended prospectus is submitted to seek authorization to acquire approximately 3.1 acres of land (two city blocks) and to design a new Federal building–courthouse in Laredo, TX, consisting of 115,808 occupiable square feet of space, plus 200 inside parking spaces, to accommodate the 10–year requirements of the courts and to house court–related agencies. This proposal is consistent with the findings of a report of Building Project Survey (11(b) Report) and a site and design prospectus previously prepared for the Congress. Parking will provide spaces for official vehicles, judges, court–related and other personnel, visitors, and the handicapped.

A site and design prospectus requesting $3,000,000 for site acquisition and $1,394,000 for design of a building, in Laredo, containing 85,173 occupiable square feet of space and 10 inside and 190 outside parking spaces was approved by the Congress for fiscal year 1993 funding. Revised requirements for the courts and related agencies increased the necessary occupiable square feet total to 115,808. Additionally, the House Public Works and Transportation Committee resolution, dated February 5, 1992, requires a site in the central business district, and the original site estimate did not include relocation, demolition, and other costs associated with a downtown site. These factors have significantly increased the cost. Parking has changed from outside to inside in order to keep the land requirement within city block increments.

The courts are presently housed in 16,033 of the 29,461 square feet of space in the Post Office–Courthouse–Customhouse (PO–CT–CU) in Laredo. The Public Defenders Service occupies 2,017 square feet of leased space, bringing the total square footage occupied by the district courts to 18,050 square feet. The U.S. attorneys are housed in leased space totalling 7,929 occupiable square feet. There are presently two courtrooms in the PO–CT–CU, one for a district judge and one for a magistrate judge. Visiting district and bankruptcy judges (and there are one of each) lack their own courtrooms, with the latter often having to hold court outside in the hallway of the building. The U.S. Marshals and a member of the U.S. House of Representatives also occupy space in this building and will be relocated to the new building. The rest of the tenants in the PO–CT–CU will be relocated to 13,818 square feet of leased space. These include the U.S. Postal Service, the Federal Bureau of Investigation, the Employment Standards Administration, and the Drug Enforcement Administration.

The courts' short–range (5–year) requirements total 46,542 occupiable square feet, an increase of 30,509 square feet over the 16,033 square feet they currently occupy in the PO–CT–CU. These short–range requirements include chambers and a courtroom for a new district judge as a result of the Judicial Improvement Act of 1990, one magistrate courtroom and chambers (for a total of two), one courtroom and chambers to accommodate the regular bankruptcy docket and visiting district judge; jury assembly and grand jury suites which presently do not exist in the building; space for pretrial services; and space for the clerk's office and other court support agencies.

An interim lease project (totaling 10,300 occupiable square feet) was awarded in December 1991 to satisfy the immediate need for the second district judge, and includes an expansion option for the second magistrate judge, both described above. The new leased location will also provide 1,780 square feet of space for pretrial services, which will be moved out of the PO–CT–CU to make room for the court clerks, who require expansion space in the PO–CT–CU. This is a 10–year lease, 7 years firm. GSA anticipates that this lease, with an expansion option, will provide sufficient space for the courts and court–related agencies until the new building is constructed.

AMENDED PROSPECTUS – SITE AND DESIGN
New Federal Building–Courthouse, Laredo, TX

Prospectus Number: PTX–94001
Congressional District: 23

The courts' 10–year requirements in Laredo total 87,096 occupiable square feet, and related agencies (U.S. marshals and U.S. attorneys) require 19,289 occupiable square feet for a total of 106,385 occupiable square feet. This would provide space for two additional district courtrooms above the 5–year increment, resulting in a total of four district and two magistrate courtrooms by the 10th year. The bankruptcy judge and visiting judge would use one of the six courtrooms proposed for the new Federal building–courthouse until all anticipated district and magistrate judges are appointed. Thereafter, the six courtrooms would be shared with the bankruptcy and visiting judges.

The courts have estimated their 30–year requirements to be 116,430 square feet, which when added to the estimated needs of the U.S. attorney, the U.S. marshals and the U.S. trustees, brings the total requirements for courts and court–related agencies to 140,210 square feet.

The General Services Administration (GSA), at one time, planned to accommodate the courts' expansion requirements by relocating the USPS, which occupies 4,957 square feet in the PO–CT–CU. This plan was abandoned when it became apparent that even the 5–year requirements (46,542 square feet) far exceed the capacity of the existing PO–CT–CU (29,461 square feet). Furthermore, there is insufficient land adjacent to the PO–CT–CU to add to the building within historic preservation guidelines. Constructing an addition to the existing building would mean having to build a taller structure, which would violate the historic status of the PO–CT–CU. There are not enough non–site–specific requirements from other agencies in Laredo to backfill the PO–CT–CU should the courts, their related agencies, and the USPS tenants relocate from this building. Only one more courtroom on the first floor could be accommodated in the PO–CT–CU; none of the other floors or basement offer enough space to accommodate more courtrooms and/or chambers.

In summary, the new FB–CT would consist of 115,808 occupiable square feet of space. The courts and court–related agencies (U.S. attorneys and U.S. marshals) would occupy 106,385 square feet, a member of the U.S. House of Representatives would occupy 1,063 square feet, the GSA Field Office, which is presently located in the border station at the terminus of Interstate 35, would occupy 1,960 square feet, and there would be 6,400 square feet of joint use space.

Space Requirements of the U.S. Courts:

COURT	CURRENT COURTROOMS PO–CT–CU	LEASE	TOTAL	10–YEAR NEED COURTROOMS NEW FB–CT
District	1	1*	2	4
Magistrate	1		1	2
Bankruptcy	Share			Share
TOTAL	2	1*	3	6

*Under Construction

GSA PBS

AMENDED PROSPECTUS – SITE AND DESIGN
New Federal Building–Courthouse, Laredo, TX

Prospectus Number: PTX–94001
Congressional District: 23

Justification:

The existing PO–CT–CU cannot accommodate the construction of additional courtrooms in the building to provide for the projected growth of the courts, so disposal is recommended. The proposed new Federal building–courthouse will provide space that the courts lack in the PO–CT–CU and will provide for the 10–year space requirements of the courts and court–related agencies. The building will be designed so that it can be expanded, should this be necessary in the future, and the site to be acquired will be large enough to accommodate a building to meet the 30–year requirements of the courts and court–related agencies.

Recommendation:

SITE AND DESIGN is recommended.

Occupants ..... Courts, U.S. marshals, U.S. attorneys, House of Reps, & GSA

Building Area:
Gross Square Feet 231,576
Occupiable square feet (excluding inside parking) 115,808
Occupiable square feet (including inside parking) 158,816
Parking spaces ..... 200 inside

Cost Information:
Estimated Site (approximately 3.1 acres—two city blocks) $6,047,000
Estimated Design* 2,440,000

Previously Authorized (FY 1993): $4,394,000

Authority Requested in this Prospectus:** **$4,093,000**

*It is anticipated that the tenant agencies will fund an additional amount for design for space alterations above the standard normally provided by GSA.

**Construction funding will be requested in a future fiscal year. A detailed construction prospectus will be submitted for this project with a future construction budget request.

If there are any additional design costs above the $2,440,000, due to increased project scopes that are not anticipated at this time, they will be accommodated within the Design and Construction Services budget activity. Accordingly, GSA does not plan to request additional authority for this project.

GSA PBS

AMENDED PROSPECTUS – SITE AND DESIGN
New Federal Building–Courthouse, Laredo, TX

Prospectus Number: PTX–94001
Congressional District: 23

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: P. Gerald Yeakel
Commissioner, Public Buildings Service

Approved:
Acting Administrator, General Services Administration

HOUSING PLAN

NEW FB-CT, Laredo, Texas

(As of March 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
-	-	-	-	-	-	GSA Joint Use	6,400	-	-	-	1,000	5,400
1,306	11	621	11	330	355	GSA Field Office	1,960	6	900	6	650	410
931	3	931	3	-	-	House of Reps.	1,063	3	963	3	100	-
7,929	33	6,373	33	248	1,308	JD-US Attys	12,719	37	6,619	37	400	5,700
6,067	10	2,576	10	-	3,491	JD-US Marshals	6,570	20	3,980	20	150	2,440
18,050	101	14,858	101	156	3,036	JUD-District Cts.	87,096	133	58,646	133	2,900	25,550
34,283	158	25,359	158	734	8,190	TOTALS	115,808	199	71,108	199	5,200	39,500

NOTE: Proposed total osf and storage osf excludes 200 inside parking spaces.

Current Office Utilization Rate: N/A

Proposed Office Utilization Rate: N/A

Square footage of support space excluded: N/A

*Special Space Includes:

Laboratory	610
Lockers and Private Toilets	1,100
Food Service Area	650
Vaults	1,120
Detention Cells	600
Courtrooms	12,600
Library	5,500
Command Center	500
Secure Prisioner Processing	740
Exercise Area	600
Data Processing	3,395
Conference/Training	1,900
Jury Rooms	8,475
USPS Mail Room, Loading Dock, etc.	1,710
TOTAL	39,500

PROSPECTUS – CONSTRUCTION
U.S. Border Station, Highgate Springs, VT

Prospectus Number: PVT-94001
Congressional District: 1

Description:

This prospectus proposes the construction of a new border station in Highgate Springs, VT, containing approximately 37,800 occupiable square feet to house the expansion requirements of the U.S. Customs Service (Customs), Immigration and Naturalization Service (INS), and the U.S. Department of Agriculture (USDA). The proposed new border station will replace the present facility which is overcrowded and functionally obsolete.

The existing border station consists of four buildings. The main facility, constructed in 1935, provides 9,000 occupiable square feet of space. In addition to the main building, there is a truck inspection facility providing 950 occupiable square feet, a bus inspection facility providing 1,056 occupiable square feet, and a cattle shed providing 712 occupiable square feet. These facilities are functionally inadequate and cannot accommodate the expansion needs of the Customs, INS and USDA. In addition, there are two garage bays, totaling 240 square feet, which are vacant and unusable because they are too small to accommodate modern vehicles.

Customs, INS, USDA, and GSA currently occupy 11,958 square feet of space at the existing facility. The inspection agencies located in Highgate Springs require approximately 26,000 square feet of expansion space.

The Highgate Springs Border Station, located on Interstate 89, serves as a major port of entry between the United States and the Province of Quebec. The Canadian Government has recently completed a new border station at this location and is planning to enlarge the connecting roadway to a four lane limited access road to establish a second major highway corridor between Montreal and the northeastern states. Inspection agencies are responsible for monitoring vehicular and pedestrian traffic entering the United States. This entails the use of sophisticated surveillance equipment, inspection and detainment facilities for vehicles and cargo, and personnel detention facilities. The present facility can no longer effectively handle the volume of traffic encountered at this location, which has increased steadily in recent years. Construction of a new border station will satisfy the long–term expansion requirements of Federal agencies housed at the Highgate facility and will ensure that this location remains a secure port of entry into the United States.

Following completion of this project, the utilization rate will increase from 82 to 113 square feet per person, excluding 2,015 square feet of support space. The support space is for public waiting and reception areas and for office files. The increase in the utilization rate is necessary in order to alleviate the current severely overcrowded conditions.

Justification:

The inspection agencies located at Highgate Springs have expansion requirements which cannot be satisfied in the existing buildings. Their operations are hindered due to the overcrowding that presently exists. There are an insufficient number of truck inspection lanes resulting in a backup of truck traffic entering the United States. Secondary inspection of vehicles, mainly trucks, is severely impacted due to the lack of a sufficient cargo inspection area. Office areas are overcrowded resulting in the combined use of office space as detention areas, training rooms, and storage areas.

Since the implementation of the Free Trade Agreement between the United States and Canada in January of 1989, vehicular traffic at the Highgate crossing has been increasing.

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Border Station, Highgate Springs, Vermont

Prospectus Number: PVT–94001
Congressional District: 1

Justification: (Cont'd)

The proposed new border station is listed on Customs' national "top ten" priority list as the top priority in the country. A new Border Station will alleviate the present overcrowding that exists at the Highgate Springs facility as well as satisfy the long–term space needs of agencies located at this facility. It will include a hazardous materials handling and containment area not currently available and a larger livestock inspection facility.

The 30–year, present value cost of the Federal construction of a new border station is $5,876,000 less than leasing, or an equivalent annual cost advantage of $517,000.

Alternatives:

CONSTRUCTION – This alternative proposes the Federal construction of a new border station containing 37,800 occupiable square feet of space. The 30–year, present value cost of this alternative is $11,323,000.

LEASE – This alternative proposes leasing a border station containing 37,800 occupiable square feet. The 30–year, present value cost of this alternative is $17,199,000.

Recommendation:

CONSTRUCTION is recommended.

Occupants: ..... Customs, INS, USDA & GSA

Building Area:
Gross ..... 45,575 square feet
Occupiable ..... 37,800 square feet

Authority Requested in this Prospectus*: **$6,851,000**

Schedule:

FY 1993 Design (Prospectus PVT–93007, approved FY 1993)
FY 1994 Construction Start
FY 1996 Project Completion

*Site acquisition and design funding totaling $881,000 was included in the fiscal year 1993 budget. Management and inspection, and construction supervision are funded in a single design and construction services budget activity.

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Border Station, Highgate Springs, VT

Prospectus Number: PVT-94001
Congressional District: 1

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. Border Station, Highgate Springs, Vermont

Prospectus Number: PVT–94001
Congressional District: 1

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE
DATA: Term Used (yrs)	30	30
Occupancy Year	1996	1995
Square feet in analysis		
Leased	–	37,800
Government–owned	37,800	–
PRESENT VALUE COSTS ($ x 1,000)		
Net, net rent	–	11,443
Construction cost	5,626	–
Design	589	–
Management and Inspection	466	–
Land	241	–
Less: Building reversion	(1,942)	–
Land reversion	(83)	–
Interim housing	156	106
Major R&A	1,006	–
Tenant alterations	733	776
Services & utilities	3,143	3,331
Property taxes & insurance	683	724
Property management	705	631
Total tax benefits to lessor	–	188
Total Present Value Cost	11,323	17,199
PROPOSAL VALUE		–11,323
PRESENT VALUE COST ADVANTAGE		5,876
OR		
EQUIV. ANNUAL COST ADVANTAGE		517

Factors Used (10/1/92 Values):
Net Rent: $24.25/osf
Operating Cost: $5.75/osf
Construction Cost to Build a New Building: $145/gsf
Land Cost: $250,000
Discount Rate: 7.9%

HOUSING PLAN

U.S. Border Station, Highgate Springs, VT

(As of March 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
6,659	34	1,127	16	1,639	3,893	Customs Service	24,525	63	5,925	45	10,800	7,800
4,018	10	765	10	718	2,535	INS	8,705	11	2,465	11	510	5,730
866	1	154	1	0	712	USDA	2,070	1	135	1	135	1,800
175	1	175	0	0	0	GSA/Joint Use	2,500	0	2,500	0	0	0
240	0	0	0	240	0	Vacant	0	0	0	0	0	0
11,958	46	2,221	27	2,597	7,140	TOTALS	37,800	75	11,025	57	11,445	15,330

Current Office Utilization Rate = 82

Proposed Office Utilization Rate = 193
(Excluding joint use space and 2,105 square feet of support space UR = 113)

*Special space includes:

Canopied booth and inspection areas	9,230
Conference and training	900
Food Service	550
Laboratory and clinic	2,950
Holding cells	1,500
ADP area	200
Total	15,330

NAMING CERTAIN COURTHOUSES AND FEDERAL BUILDINGS; AND GENERAL SERVICES ADMINISTRATION CAPITAL IMPROVEMENT PROGRAM (WITH EMPHASIS ON A COMMUNITY STRATEGY FOR THE SAN FRANCISCO BAY AREA, CA)

THURSDAY, APRIL 29, 1993

HOUSE OF REPRESENTATIVES,
COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION,
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS,
Washington, DC.

The subcommittee met, pursuant to notice, at 9 a.m. in room 2325, Rayburn House Office Building, Hon. James A. Traficant, Jr. (chairman of the subcommittee) presiding.

Mr. TRAFICANT. Ladies and gentlemen, the subcommittee on Public Buildings and Grounds will come to order.

This hearing is the second hearing associated with the GSA Capital Improvement Program. We appreciate the time and attention GSA has taken to prepare for the hearing. The subcommittee is well aware of the recent constraints which have been placed upon the agency regarding the financing of real estate assets.

The members of the subcommittee are working on providing relief from the onerous restraints so that GSA can effectively and efficiently acquire Federal office space.

In addition to GSA repair and alteration items, this morning Mr. Bibb will present the Federal Space Program for the San Francisco Bay area in a community plan fashion. Each member has been provided a 13-page space summary document for the San Francisco Bay area. The summary presents a very comprehensive view of the Federal presence in the Bay area, and it clearly outlines the present situation and forecasts future space needs.

This community plan and strategy has been developed predicated on relatively high rental costs, the need to consolidate Federal agencies currently housed in multiple locations, and the need to anticipate expansion of the courts.

We look forward to hearing Mr. Bibb's discussion of the community strategy concept, and commend him for such an innovative approach.

In addition, Mr. John Duncan of Tennessee will present testimony on H.R. 168, a bill to designate the U.S. Courthouse in Knoxville, Tennessee, as the Howard H. Baker, Jr. United States Courthouse.

At this time I'd like to recognize Mr. Duncan for any opening statement he may like to make.

Mr. DUNCAN. I have no opening statement at this time, Mr. Chairman. Thank you very much. I'm looking forward to hearing from the witnesses.

Mr. TRAFICANT. With that, I recognize the gentlewoman from the District.

Ms. NORTON. Thank you, Mr. Chairman.

I am pleased to join my colleagues today to further consider the fiscal year 1994 Capital Improvement Program for the General Services Administration.

As I have indicated to GSA officials and this Subcommittee, I have major concerns about the GSA approach to construction and leasing, including assumptions and methodologies that are contrary to accepted business practices, and a reactive and unplanned sense of priorities.

I believe this Subcommittee's hearing earlier this week on Federal construction projects demonstrated some of these problems, and that are Subcommittee needs to look deeply and comprehensively at GSA's present approach and to insist upon real change.

Practices for scoring and locating space are costing the government billions of dollars unnecessarily. We should not let this year end without making changes in Federal construction and leasing practices.

At the same time, I am gratified that GSA is responding to this committee's encouragement of special concern to ranking member John Duncan and me last year to expand its current central employment area to include viable locations in Washington, D.C. where space can be acquired for Federal agencies at lower cost to taxpayers.

GSA is desperate for space in the District, but has been slow to expand to areas immediately adjacent to and far less expensive than downtown. The central employment area expansion that occurred last year was commendable but relatively modest. GSA is considering a wider area, and it needs to move quickly toward further expansion to afford itself and its client agencies opportunities for economical and conveniently located space.

GSA's current scoring practices are also a very special concern, apparently increasingly to GSA as well. These scoring practices, as required by the 1990 Budget Reconciliation Act, are contrary to GSA's own traditional approach and to real estate practices in this country.

Federal scoring rules applicable to real estate transactions do not recognize the long-term value of a capital asset, and the efficiency of payments over time. At a time when many in Congress think that there should be a capital budget separate from the operating budget, scoring rules treat the cost of a capital investment as a current operating expense. Large capital projects must compete with operating requirements for current Federal revenues. Having to construct or purchase a building with cash up front, is hardly economically efficient, because dollars must be taken directly out of the Federal Buildings Fund. As a result, GSA often leases space on a long-term basis when ownership is the economically preferable alternative. Financing real estate purchases through time financing

is the way most Americans finance the purchase of their homes and most businesses finance capital improvement projects. Can everyone be wrong except the federal government?

The need for changes in the scoring rules currently applicable to real estate transactions is underscored by the notable absence of two construction projects from GSA's capital improvement program: facilities for the Environmental Protection Agency and the Department of Transportation.

These two agencies are in desperate need of new housing, and I hope the reconsideration of and modifications to current score-keeping rules will afford GSA more financial latitude to accommodate the needs of EPA and DOT in its capital improvement program.

I look forward to consideration of the issues before us today, and welcome our witnesses.

Thank you, Mr. Chairman.

Mr. TRAFICANT. Thank you. I recognize the distinguished gentleman from Tennessee for his statement relative to H.R. 168.

TESTIMONY OF HON. JOHN J. DUNCAN, JR., A REPRESENTATIVE IN CONGRESS FROM TENNESSEE

Mr. DUNCAN. Mr. Chairman, thank you very much.

I have submitted the bill to name the new Federal building in Knoxville after Senator Howard Baker.

Senator Baker served 18 years in the United States Senate. He was the majority leader of the Senate, one of its most respected members. He then became the chief of staff to President Reagan. I think most people regard him as one of the leader statesman of the modern day. He was honored here in Washington. He's one of the very few men who has had some rooms named after him in the Capitol. The former Library of Congress, the three rooms which make up the offices of the minority leader are now called the Howard H. Baker, Jr. Rooms. And I think that speaks well of the very great esteem that is felt for Senator Baker here in Washington.

There is currently no building, or highway, or school, or any institution in the state of Tennessee that is named after Howard H. Baker, Jr. I thought that it would be very appropriate to name the new Federal Courthouse that is presently underway in Knoxville—to name that the Howard H. Baker, Jr. Building.

Senator Baker was a very well-respected lawyer in the state of Tennessee prior to being elected to the Senate. This bill was originally scheduled for Tuesday, but Mrs. Baker passed away and her funeral was held in Tennessee this past Tuesday.

I know that Senator Baker is very excited and pleased about the possibility that this building might be named after him.

I would like to place in the record a brief biographical sketch of Senator Baker. I think almost everyone here is familiar with this great man who was so well-respected and is so well-respected, I think, on both sides of the aisle by both Democrats and Republicans, and it is an honor for me to sponsor this legislation that I think will be very popular in both bodies of this Congress.

I thank you for letting me make this statement at this time. I hope that all members of the subcommittee and the full committee will support this legislation, and, as I said, I would like to attach

a brief biographical sketch of Senator Baker to be included with this statement.

Mr. TRAFICANT. Without objection, so ordered.

[The referenced document and prepared statement of Mr. Duncan follow:]

4/29/93

Subc. PBG 5/12/93

STATEMENT OF HON. JOHN J. DUNCAN, JR. 5/12/93

HOWARD H. BAKER, JR.

Howard H. Baker, Jr. has returned to private life and the practice of law after serving in the United States Senate from 1967 until January 1985, and as the President's Chief of Staff from February 1987 until July 1988. He resides in Huntsville, Tennessee.

Following undergraduate studies at the University of the South and Tulane University, Senator Baker received his law degree from the University of Tennessee. He served three years in the U.S. Navy during World War II.

In 1966, Senator Baker became the first Republican ever popularly elected to the United States Senate from Tennessee, and he won reelection by wide margins in 1972 and 1978. (Senator Baker's father and mother both served in the U.S. House of Representatives. His father-in-law, the late Everett Dirksen of Illinois, was Republican leader of the U.S. Senate from 1959-1969.)

Senator Baker first won national recognition in 1973 as Vice Chairman of the Senate Watergate Committee. He was the keynote speaker at the Republican National Convention in 1976, and was a candidate for the Republican presidential nomination in 1980. He concluded his Senate career by serving two terms as Minority Leader (1977-1981) and two terms as Majority Leader (1981-1985).

On March 26, 1984, Senator Baker received The Presidential Medal of Freedom. He was the recipient of the 1982 Jefferson Award for Greatest Public Service Performed by an Elected or Appointed Official. He has received honorary degrees from a number of educational institutions, including: Yale, Dartmouth, Georgetown, Bradley, Pepperdine and Centre College.

Since leaving the White House, he has been elected to the Boards of Federal Express, Waste Management, United Technologies and Pennzoil. He also serves on the Board of Trustees of the Mayo Clinic.

He is a member of the law firm of Baker, Worthington, Crossley, Stansberry & Woolf.

Senator Baker's wife, Joy, recently passed away after a lengthy battle with cancer. They had two children, Darek Dirksen Baker and Cynthia Baker, and three grandchildren, Daniel Dirksen Baker, Matthew Brandon Baker and Samuel Henry Baker.

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103D CONGRESS
1ST SESSION

H. R. 168

To designate the Federal building to be constructed between Gay and Market Streets and Cumberland and Church Avenues in Knoxville, Tennessee, as the "Howard H. Baker, Jr. United States Courthouse".

IN THE HOUSE OF REPRESENTATIVES

JANUARY 5, 1993

Mr. DUNCAN introduced the following bill; which was referred to the Committee on Public Works and Transportation

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A BILL

To designate the Federal building to be constructed between Gay and Market Streets and Cumberland and Church Avenues in Knoxville, Tennessee, as the "Howard H. Baker, Jr. United States Courthouse".

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. DESIGNATION.

The Federal building to be constructed between Gay and Market Streets and Cumberland and Church Avenues in Knoxville, Tennessee, shall be known and designated as the "Howard H. Baker, Jr. United States Courthouse".

SEC. 2. REFERENCES.

Any reference in a law, map, regulation, document, paper, or other record of the United States to the Federal building referred to in section 1 shall be deemed to be a reference to the "Howard H. Baker, Jr. United States Courthouse".

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Mr. TRAFICANT. I appreciate the statement, and now call David Bibb to the table and any supporting staff that you may need.

We welcome you here.

TESTIMONY OF DAVID L. BIBB, ASSISTANT COMMISSIONER, OFFICE OF PLANNING, PUBLIC BUILDINGS SERVICE, GENERAL SERVICES ADMINISTRATION, ACCOMPANIED BY DALE GOTTSCHALK, DIRECTOR, REPAIR AND ALTERATION DIVISION

Mr. BIBB. Thank you, Mr. Chairman.

Good morning, and, members of the subcommittee, good morning to you also.

This, of course, is a continuation of Tuesday's hearing so I have no formal opening statement. I'd be glad, if you'd like me to, to recap some of the charts boards which we brought to Tuesday's hearing. I have those for reference, if you'd like.

Mr. TRAFICANT. We would appreciate whether you would deem to be the best. We would ask you to summarize, but whatever program—we see you brought a number of displays. We appreciate it. Whichever you think would be the best way to deliver your message, we're——

Mr. BIBB. Well, I think in that case we can hold the Tuesday chart boards just for reference if we need those, and I'll move ahead.

Today what we have in mind is to share with you an example of a concept that we've been discussing with the subcommittee staff and with Chairman Traficant, and it involves the presentation of a community strategy rather than focusing upon transactions on a case by case basis.

GSA has been planning at the community level for many years, and these community plans, which are done throughout the nation by our planning staffs, are an integral part of the project development process. An individual project is considered within GSA for approval only within the context of a sound community plan.

However, up until now, what the Congress has been presented with have been the individual projects, the pieces of the puzzle, rather than the entire plan.

So today what I thought I would do is show you in the context of the projects that we have planned in the San Francisco Bay area for fiscal year 1994, how they fit into the overall community strategy for the San Francisco-Oakland area.

[See Summary of Community Strategy—San Francisco Bay Area, CA, page 348.]

The current prospectus-based process provides GSA with specific authority to build, or lease, or purchase. If we move to something more on a community-based process, GSA could be provided with the flexibility to pursue alternative housing solutions within a given market, according to market conditions.

Now we did something along these lines during the last Congress with the approval by this subcommittee of two cases in the District of Columbia. You might remember the Secret Service consolidation where we were authorized to build, or buy, or a combination of the two. That's the kind of flexibility that we would like to talk about

in the context of letting the real estate market help us with the solution according to what's the most economical way to go.

We believe today's example is a better way of doing business for both GSA and this subcommittee, and I hope that will be apparent as I explain the San Francisco Bay area strategy.

You have before you a narrative community strategy, and I'm going to ask Karen Jefferson to help me here. Karen prepared the community strategy, which you have before you. You also have a set of handouts which match the boards that are on the easels.

To begin, I'd like to start with the map of the San Francisco Bay area. Each symbol up there represents a project, either a project that you've authorized in the past few years, or that's in the 1994 program, or that's even in a future year.

Obviously, the largest cluster we have is in San Francisco itself. You see two projects over on the east side of the Bay in the Oakland area. One is a new Oakland Federal Building Courthouse, which will be coming on line soon. I will describe it shortly. We also have a complex at Alameda, which is converted former military buildings that are used for storage and associated uses. Up on the north side is Richmond, where there are a couple of projects, which we have either underway or proposed for a large SSA Payment Center in that part of the metropolitan area.

Down below San Francisco proper is San Bruno where we have a Federal records center, and the cluster at the farthest point on the south is Menlo Park, which is headquarters for the United States Geological Survey. They do a lot of their agency's earthquake research at that particular campus location.

Overall, in the San Francisco Bay area we have 2.2 million square feet of government-owned space and 3 million square feet of leased space. That's a ratio of 42 percent owned, 58 percent leased. The Oakland Federal Building-Courthouse, which I mentioned earlier, is about to come on line this year. It will improve the government-owned to leased ratio to 56 percent to 44 percent.

We also have funded, and I'll describe it later in more detail, a new building in downtown San Francisco. It will further improve the ratio to 67 percent to 33 percent.

Within San Francisco itself—we can keep the map up just for a second, Karen—there are six government-owned buildings, the largest being the Philip Burton Federal Building-Courthouse at 450 Golden Gate Avenue, which is nearly a million gross square feet.

We also have seven major leases of over 100,000 square feet each in the Bay area. The largest of those is about 350,000 square feet.

The San Francisco Bay area has been among our highest priorities in the nation for increasing the percentage of space owned by the government. It's historically been a high cost rental market. As I said before, our owned to leased ratio is only 42 percent owned, so we've concentrated on trying to do something about that—we and the Congress working together.

So that's one of our strategies, to reduce the highly priced rental space in San Francisco. Unlike some markets, the vacancy rate there is down around 10 percent. This is primarily because San Francisco has had limitations on office construction in place for several years, and the city did not experience the over-building that happened in many U.S. real estate markets.

So we have an emphasis to build two buildings—one underway, one about to begin soon. However—even when those government-owned facilities come on line, there is a need still to lease space. So we have a second objective to lease space where it makes sense at the lowest possible cost to provide quality space.

And then we have a third major objective in the community plan, and that's to provide safe, modern space within our government-owned inventory and the leased inventory. This strategy has resulted in a number of repair and alteration projects, and a number of seismic-strengthening projects, which are, of course, necessary in this part of the country.

I would like to talk about the projects in three categories: those that are in process, those that are in the 1994 program—and there are three projects in the 1994 program for the Bay area—and future projects beyond 1994 so that you'll have some idea of everything we have in mind for the Bay area.

Referring to the chart—and I know it's a little hard to read but you should have a handout there, which is the same as what's on the chart—just running down the line of the projects that are in process. The first one is the Philip Burton Federal Building-Courthouse, and the photo on the right is of that building. It's not a beautiful building by any stretch of the imagination. Built in the 1960s, the location is excellent. It's adjacent to the San Francisco Civic Center, which you can see. Beyond it is City Hall, a cluster of government buildings there.

The building being built when it was it contains sprayed-on asbestos. I think most of you know from our previous testimony that our policy is not just to go in and take out all asbestos wherever it is found in our buildings across the country. But whenever it has become friable and has become a problem for the occupants, then we do take it out.

That was the case in the Burton Building, so the asbestos is being removed. Of course, that means taking the building basically back down to the structural frame and renovating it from there. So we have ongoing in that building a $97 million project. It's a one million gross square foot building—1.3 million gross square feet, as a matter of fact—which will give us fine quality space for at least the next 30 to 50 years when that project is done. It's proceeding three floors at a time. We vacate three floors, and we renovate those. As those floors are finished, tenants move up in the building, occupy those, and we start three more floors.

The second project we have underway in San Francisco is another repair and alteration project, the United States Custom House where we're upgrading the electrical system and doing seismic reinforcement. That's a $15 million project.

The third project is the United States Court of Appeals at 7th and Mission. Although I don't have a photo with me today, this is one of the most historically significant public buildings west of the Rocky Mountains. It sustained major damage in the Loma Prieta earthquake, which is somewhat ironic because it's one of the few buildings in San Francisco that survived the 1906 earthquake. But the second quake did it in, and it sustained major damages, which we're repairing. We're also doing what's called base isolation on the

foundation of the building so that it won't be damaged again. That project is underway right now.

In connection with that project, we didn't want to undertake a major capital project on that Court of Appeals building and have no where to turn for future expansion. We thought that made no sense from a planning standpoint, so we came to you last year for authority to buy a parcel of land adjacent to that building. The acquisition of that land is proceeding, so that should be the complex for the Court of Appeals for as long as anybody can see into the future.

Our next project, and we do have a photo of this one, is at the Social Security Western Program Service Center. That's at Richmond, California. We located in Richmond in the 1970s with project which was built with borrowed money. Part of the locational decision was to give some economic stimulus to that part of the Bay area.

The project which is about to begin has to do with upgrading the heating, ventilation, and air conditioning system. That building was built in the 1970s. As you know, office automation has loaded buildings now to the point where some of the original heating, ventilation, air conditioning systems can't handle the load. So we have a project planned, funded by the Social Security Administration, to take care of that problem.

Also underway down at Menlo Park, at the Geological Survey campus, you authorized and we have fully funded—and there is the Menlo Park campus—a lab building for the Geological Survey.

Several years ago, we owned some of the buildings, and Geological Survey owned some of the buildings. They needed some work done, they came to us and said, "We really need to straighten out our asset management down there and get all of this under one management system." So we took title to the Menlo Park campus and are now responsible for repair, and alteration, and new construction there.

The next project I'd like to mention is the first of the two Federal buildings that I discussed earlier.

It is located in San Francisco. In 1988, we received authorization through a public law to borrow money to build this building. There was a string attached with that approval, and the string was that the city of San Francisco was required to donate the site for the building to be built on. After several years of negotiation and a number of different sites being offered, none of which were acceptable, we now have a fine site offered free and clear by the city of San Francisco on Market Street in the Civic Center area. We intend to use the borrowing authority, which was granted in 1988, to proceed with that building of about 450,000 square feet.

The second Federal building is the one in Oakland. That building, as you can see, is very near to completion. It came to us also with authority to borrow. It's been financed on a mortgage-type basis, and Mrs. Norton, in her opening statement, made reference to the fact that at one time we could borrow; right now, that tool is not available to us. But that is the financing mechanism that was used on the Oakland project.

Again, we obtained a free site from the city of Oakland. We also obtained agreement from Federal agencies to move out of San

Francisco, in some cases, to help with the rejuvenation of Oakland. This building is within easy walking distance from the main BART stop in downtown Oakland, and it has become much more than just a Federal Building. It's become a real key to the rejuvenation of downtown Oakland. It's a building which, without exception, I think the local people in Oakland are proud of. When you see new stories on television with a backdrop symbolizing the city of Oakland behind the reporters. Often this new complex will be featured.

So those are the repair and alteration, and new construction projects which are underway. I know as we come up here year after year and you see the bits and pieces, sometimes you don't realize the magnitude of what is going on. But I think you can see from what I've talked about, with what I mentioned before and what's in the 1994 program, we have repair and alteration jobs underway in all of the government-owned facilities that we have there. There will be a few more to come, but the inventory is really beginning to shape up.

Even with these actions, sometimes it is necessary to lease. You have authorized four leases within the last two years. Two of those are for tenants who aren't scheduled for either of the new Federal buildings, so they are simply 10 and 20 year leases, which were authorized in fiscal year 1992.

Last year you authorized two leases to provide interim housing until the tenants could move into the two new buildings that are coming on line. So there have been four leases authorized within the last couple of years.

Now I'd like to turn to the fiscal year 1994 project that are in the Capital Program.

At the Richmond Social Security location—Karen, I guess we could put the photo back up of that one—I mentioned that we have an agency-funded project about to begin for upgrading the heating, and ventilation, and air conditioning systems. We also have experienced water proofing problems with the plaza at this building, which was built about 20 years ago.

So we have a project in the fiscal year 1994 program. You authorized design last year to do that work. Along with that, we will be improving the elevators, and some safety features; a total project cost of $3.7 million that we're asking for authority on in the 1994 program.

Back to Menlo Park, at the Geological Survey campus. As I mentioned, GSA took title to this campus about three years ago from Geological Survey. Some of the buildings are in need of repair. There's a two-story building there built in 1959, that's one of 24 structures on the complex, that we'd like to modernize.

That will eventually entail a price tag of about $12 million, and we're asking for design authority in this fiscal year for $627,000 to begin the modernization of that building.

So those are the two repair and alteration projects in the 1994 program, and even though our leasing program is not on the agenda per se today, I thought I would talk about the one lease proposal we have in the Bay area in the context of the community plan.

The project, which we have included in our Capital Program, proposes leasing 113,000 occupiable square feet for the regional office

of HHS. The delineated area will be the central business districts of both San Francisco and Oakland.

We have an expiring lease, due to expire in September of 1995. The action which we're talking about in this program is to provide replacement space for that expiring lease.

The 30-year present value cost of that leasing action is $5.3 million more expensive than it would be to own the same amount of space. However, because of the limitations that we've been talking about on availability of funds within the Federal Buildings Fund, we are recommending that we proceed with the lease and get the best market price that we can.

Now, as I mentioned before, the way we've always approached projects in the past, you have given us authority to either build, or lease, or purchase. So we would come to you and say we'd like to build a building or we'd like to lease a building, and, in this case, our prospectus states that we'd like to lease this space.

As we try to better deal with the planning process, it may be that you will want to consider giving us the authority to lease, or buy, or lease with a purchase option, or some kind of combination of authorities.

We believe that will get into scoring implications, obviously, and we would have to work through those. However, with that kind of flexibility, we think those opportunities are out there in the market, and we would like to see the planning process move in a direction that would let us take advantage of those. We would like to set up some kind of authorization process along those lines with a reporting mechanism back to you as to which alternative has worked out to be the best one to go with.

Also, agency requirements do change over time. This lease is expiring in 1995 and we've given you our best estimate of what the space requirement will be two years from now.

That's somewhat difficult to predict—it's always difficult to predict—so we have suggested with the staff that along with flexibility in the acquisition method, there also be some flexibility on square footage, perhaps a 10 percent plus or minus, which is in line with the dollar flexibility that we already have under the Public Buildings Act on the cost of construction, for example, or renovation costs.

Again, this is just a sample of what can be done. If we move to presenting projects to you in the context of community plans, you may want to approve the community plan and any actions within the plan. If you did that in this case, that would include authorization for these three projects that I've mentioned for fiscal year 1994.

Beyond that, as we try to do a better job of planning, you may want to consider the future projects that we have planned for the Bay area even beyond 1994. You may want to consider those just for information, you may in the future want to perhaps authorize a strategy for a community. If propose projects in future budget years that are in consonance with that authorization, then your review would be at a lesser level than if it were a brand new proposal.

Those are just ideas that have some merit that we've talked about with the staff.

Just to quickly hit the projects which we have planned beyond the fiscal year 1994 window: at the Federal Record Center at San Bruno, we would like to renovate that building; we have another project at Menlo Park for the Geological Survey; we have a Federal Building at 50 U.N. Plaza in the Civic Center area of San Francisco which sustained some minor seismic damage, but it's also a 60-year old building and needs modernization; we have a building called the Appraiser's Stores in downtown San Francisco that's in need of renovation; we will eventually be constructing that Court of Appeal Annex, for which we are now acquiring the site; we would like to renovate the Alameda Federal Center over in the east Bay where we have storage right now.

We also have an expiring lease for the Geological Survey in the Menlo Park area coming up within the next five years, where we may want to consider the flexible authorization approach to either lease, or buy, or lease with a purchase option.

And, finally, we have begun to accumulate a fairly large number of agencies in the east Bay area at a fairly expensive rental rate. There we will want to consider perhaps some kind of government ownership solution in a future year, although that project has not been fleshed out yet.

This morning by your seeing the projects in the context of a community strategy and probably having a better idea of how some of your previous authorizations fit into the larger scheme of things in the Bay area, I hope this has been helpful for you. And I hope that as we consider future actions that we can take to improve the prospectus process and the way you get information, that we can always strive to do a better planning job, perhaps introducing more flexibility into the decision making process and flexibility into the real estate tools that are available to GSA.

Thank you, Mr. Chairman.

Mr. TRAFICANT. Thank you, Mr. Bibb, for the presentation and the focus of your strategy for San Francisco and the Oakland area. I think you're very progressive. You're to be commended, the agency is to be commended, for looking at a holistic comprehensive approach to housing and meeting the future needs of America's building needs and space needs to operate our government.

Your statement indicates that the two new Federal Buildings, one in Oakland and one in San Francisco, will greatly increase your ability to reach an optimum owned to leased ratio. I notice that both these projects were authorized by Congress prior to the onerous scoring rules, which are currently in place and we will attempt to change.

Can you give the committee an idea of how much these projects would have cost without specific borrowing authority if you required to use the existing scoring rules?

Mr. BIBB. The two buildings, had we been required to fund those lump sums out of the Federal Buildings Fund, would have totaled approximately $310 million. And I can almost assure you if that had been the case, those two buildings wouldn't have happened under the current resources available to the Federal Buildings Fund.

Mr. TRAFICANT. And how many areas of the country can you prepare and present this kind of community plan approach? Maybe

you can give some ideas of some of the major cities and one of the reasons why perhaps you've tackled it first here as a pilot initiative in the Bay area.

We brought the Bay area to you because it had the best mix of projects in this fiscal year's program to show you as an example.

We have prepared community plans internally on the 40 largest space communities around the country. We use those for our internal decision making, so we could be prepared in the next fiscal year's cycle to bring forward community plans on any of those communities where we have projects proposed. And we also have community plans on a number of smaller communities so it would be on a selective basis for those.

Mr. TRAFICANT. But, nevertheless, this is becoming your way of focusing on the needs in these major metropolitan areas and trying to figure out some of the problems that you have there with housing. Is that correct?

Mr. BIBB. That is correct. I think we're doing a better job of that than we were doing, say, five years ago. And I think one of our problems has been we have not oriented ourselves to share that kind of information with you as well as we could.

Mr. TRAFICANT. Our committee remains concerned about any GSA construction activity which is authorized by methods other than the traditional authorization or appropriation process here. In particular, the committee is concerned about the dramatic escalating cost associated with the FDA project planned for various parts of Maryland.

What is GSA doing to control cost of that particular project? I think the funding figures are about $800 million, double that in the original estimate.

Mr. BIBB. Well, there have been a number of estimates on the FDA project.

In fiscal year 1992, the Congress appropriated $200 million to GSA through the Federal Buildings Fund as an initial phasing of new headquarters facilities for the Food and Drug Administration.

At that time, there was an effort made among Food and Drug, OMB, and GSA to better define the project. You've mentioned an $800 million price tag. Several years ago a price tag was floating around at $1.4 billion, which would have involved totally replacing all FDA facilities and putting them on one consolidated campus.

We, OMB, and FDA worked together to come up with an overall plan which totaled something on the order of $435 million.

I don't believe FDA was pleased with that plan. I know there were a number of shortcomings with some of the things it did for them. So they've asked that we take a new look at the total plan, which we've agreed to do with them. We have met with FDA, with Dr. Kessler, the Commissioner, and have made the strong point that the funds available within the Federal Buildings Fund are limited. We have stressed that if we're talking about something much larger than this $435 million project, that we're talking about a project that in fact may not be fundable, and that we need to be talking about fiscal realism along with our planning.

So right now FDA is in the process of re-evaluating their needs with that advice in mind. When they've done that, they'll get back

together with GSA. We intend to be a full partner in the development of the scope and cost of the project.

Mr. TRAFICANT. Well, the only problem that we have with all of this activity is that while we're discussing all of these partnerships, we who grant the authority were cut out of the process that developed this initiative.

Mr. BIBB. Well, just to——

Mr. TRAFICANT. It's a little troubling to our committee.

Mr. BIBB. Just to give you a little history on that, actually, the project was initiated in—I'm not sure of the fiscal year, either fiscal year 1988 or fiscal year 1989, perhaps fiscal year 1990—an authorization bill that was passed by the Congress. According to our reading of the bill, it gives authorization to fund the facility.

So you're right. This subcommittee was not involved, but through passage of a public law, the entire Congress has in fact authorized the project.

Mr. TRAFICANT. That's for Congress to work out, right, Mr. Bibb?

Mr. BIBB. It sounds like something for Congress to work out.

Mr. TRAFICANT. Would the agency's plans accommodate the EPA and the Department of Transportation new headquarters here in the District?

Mr. BIBB. As you know—I believe you know—we are awaiting word from the White House on the final resolution of the housing plan for the Federal Triangle Project.

Under the previous Administration, EPA and DOT had been proposed as tenants for the Federal Triangle Project, which is now under construction, each to receive something over 600,000 square feet of space.

If the final analysis of the housing plan from the White House and then ultimately from the Congress results in those two agencies not being housed in the Federal Triangle—and I would say the odds are good that we won't have a DOT/EPA showed occupancy then we may be back into a planning phase to house each one of them. They would both be far in excess of a million square feet. EPA is something like 1.4 to 1.5 million, DOT would need in excess of 2 million square feet. And at this point, DOT is in a lease that expires in the year 2002, EPA is in a lease which has already expired. We're going to have to extend that lease at least for the short term.

So we'll be back into some very tough decisions. To do anything for each agency would require over $400 million for either agency.

As we talked about the available funds within the Federal Buildings Fund, you know from our testimony two days ago that the fund is generating maybe $500 million or $600 million for new construction nationwide. So when you start talking about trying to fund two major buildings out of that, it's a difficult situation to be in.

So we'll be looking at alternatives. They'll range from trying to fund lump-sums for new Federal buildings for each agency to continuing to lease, and anything in between. But we don't have the answers at this point as to what we will do with those agencies.

Mr. TRAFICANT. Well, everybody is talking about stimulus in Washington. Would it not be a fact that if scoring were changed and the capital budget at GSA would be modified to reflect more

progressive means of construction, that within the given budget parameters there could be a tremendous economic stimulus job expansion just from meeting the space needs, and new construction, and renovation by GSA?

Mr. BIBB. There's no doubt that construction does create jobs. As much as 50 percent of the cost of a project can go to labor costs alone.

We've done some calculations which show for every dollar spent, the multiplier dollars are in the range of three to four for every dollar that's spent on the project itself.

So if you're looking for stimulus, yes, there is stimulus to the construction industry.

Mr. TRAFICANT. Is it not also a fact if the remaining 50 percent were basically to a large degree concentrated in purchase of U.S. made goods and products, it could also be a multiplier in fact in effect on those workers who prepare those and cooperate it into those buildings? And with that in mind, just briefly here, how's the track record of the agency in utilizing American made goods and products and looking toward those ends?

Mr. BIBB. I think our track record is good. I don't have the statistics here with me this morning, but I can provide those for the record. I would say a good track record; as you know, not perfect, but we're working at it, and I believe on balance a very good record.

Mr. TRAFICANT. I think there was a case out there in Kansas City where there was imported granite purchased for a specific building when there was a quarry within a stone's throw of the Federal Building.

Is that a correct statement? Is that a fact?

Mr. BIBB. I don't know about the stone's throw, but there was a nearby quarry. [Laughter.]

Mr. TRAFICANT. Well, could you—we'll leave the record open. If you'd give me more specifics on that utilization of American made products, I'd appreciate it.

Mr. BIBB. I'd be glad to do that.

[The following was received from Mr. Bibb:]

QUESTION: What is PBS' track record on conformance to the Buy American Act?

ANSWER:

All solicitations and subsequent contract awards for new construction and alteration and repair projects made by the General Services Administration are subject to, and must contain, provisions of the Buy American Act. This Act generally requires that American materials be used in the construction of Federal Buildings, with certain exceptions. For example, when the contractor proposes the use of foreign materials, the Act calls for a cost comparison of foreign and domestic materials to determine if an exception to the Buy American Act may be granted.

The contracting officer is responsible for conformance to contracts, which include the provisions of the Buy American Act. No exceptions, other than those specified in the Buy American Act itself, should be made when purchasing materials.

QUESTION: What is the status on the use of foreign granite for the new Federal Building—U.S. Courthouse in Kansas City?

ANSWER:

The contracting officer made an analysis of domestic versus foreign costs in accordance with the Buy American Act, and determined that use of the comparable domestic granite would have unreasonably increased the cost of the contract and that the foreign granite was acceptable under the Buy American Act.

The GSA Findings and Determination concluded that the foreign granite supplied for this project is acceptable in accordance with GSAR 552.225—75 — Buy American Act Notice — Construction Materials, and that use of a comparable domestic construction material (granite) would have unreasonably increased the cost of the contract. The cost of the foreign granite (including the required 6% addition for evaluation purposes) is $683,852, whereas the cost of the domestic granite would have been $730,000. All determinations have been made and the granite is currently being delivered and installed on the project.

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
NATIONWIDE INVENTORY

GOV'T-OWNED OSF	LEASED OSF	TOTAL OSF	RATIO GOV-OWNED:LEASE
	REGION 1		
4,537,409	2,773,045	7,310,454	62:38
	REGION 2		
9,825,232	7,352,916	17,178,148	57:43
	REGION 3		
14,883,876	11,411,845	26,295,721	56:44
	REGION 4		
11,991,704	16,264,759	28,256,463	42:58
	REGION 5		
15,295,401	8,606,471	23,901,872	64:36
	REGION 6		
10,498,881	3,392,698	13,891,579	76:24
	REGION 7		
13,334,475	10,303,946	23,638,421	56:44
	REGION 8		
7,257,174	4,993,891	12,251,065	59:41
	REGION 9		
15,833,390	11,888,946	27,722,336	57:43
	REGION 10		
7,833,077	4,296,919	12,129,996	65:35
	REGION 11		
28,418,586	40,731,207	69,149,793	41:59
	TOTAL		
139,709,205	122,016,643	261,725,848	53:47

U.S. Federal Building and Courthouse
Boston, MA
(New Construction Project)

Issue:

The House Subcommittee on Public Buildings and Grounds requested a detailed background/project history of the Boston Courthouse project.

Response:

On September 27, 1988, the House Committee on Public Works and Transportation requested an 11(b) Report to investigate the need for a Federal building in Boston, with specific attention being given to the space for the U.S. Courts.

On January 22, 1990, the 11(b) Report was transmitted to the Congress. It concluded that the U.S. Courts have documented immediate and long-term housing requirements that exceed the physical capabilities of the McCormack Post Office and Courthouse, and recommended new construction of a 400,000 square foot Federal courthouse (including 40,000 square feet of inside parking), on a site to be acquired, at an estimated site and construction cost of $163,005,000 ($45,000,000 for site acquisition and an estimated construction cost of $118,005,000). It was noted that tenant agencies would fund an additional amount for above standard items.

On April 24, 1990, by Resolution, the Senate Committee on Environment and Public Works authorized $51,300,000 for site acquisition and design of a 400,000 square foot Federal building and courthouse. On June 28, 1990, by Resolution, the House Committee on Public Works and Transportation authorized $163,005,000 for site acquisition and construction of a 400,000 square foot U.S. Courthouse.

Internally, GSA estimated the costs of the Boston courthouse as follows:

	GSA Costs	Court's Costs/ Reimbursables	Total Cost
Construction Cost	$118,005,000	$ 9,927,000	$127,932,000
Site Cost	45,000,000	–	45,000,000
Subtotal (Site and Construction)	**$163,005,000**	$ 9,927,000	$172,932,000
Design Costs	6,306,000	357,000	6,663,000
M&I Costs	4,359,000	86,000	4,445,000
Estimated Total Project Cost	$173,670,000	$10,370,000	**$184,040,000**

Boston, MA: Courthouse (Cont'd)

By this time it had become GSA policy to provide the features described in the design guide and to charge increased RENT for the courts' special space. The Senate Appropriations Committee elected to deal with the project on the basis of the new GSA policy, as follows (using rounded numbers):

	Project Cost
Construction Cost/GSA	$118,000,000
Construction Cost/Courts	$ 10,000,000
Subtotal: Construction Cost	$128,000,000
BA/90 Funding	$ 11,200,000
Site Cost	$ 45,000,000
Estimated Total Project Cost	**$184,200,000**

The fiscal year 1991 appropriations (Public Law 101-509) authorized $184,200,000 for the construction of a new 400,000 square foot Federal Building and Courthouse in Boston, MA.

The approved project was based on court design guidelines which were then superseded by the new Court Design Guide. As a result of the new design guide, the sizes and ceiling heights of the courtrooms increased. When the new Design Guide was approved, the General Services Administration (GSA) agreed to apply the new standards to projects which had not yet been designed. Application of the new design guide criteria increased the project cost:

	Project Cost
Construction Cost	$136,100,000
BA/90 Funding	$ 11,400,000
Site Cost	$ 45,000,000
Estimated Total Project Cost	**$192,500,000**

But the expanded court facilities resulted in the removal of the U.S. attorneys from the courthouse. In October 1991, internal GSA discussions were held to consider increasing the size of the courthouse to 450,000 square feet to allow the U.S. Attorneys to remain in the building. This resulted in a new project cost of:

	Project Cost
Construction Cost	$153,100,000
BA/90 Funding	$ 12,850,000
Site Cost	$ 34,000,000 (Site now acquired)
Estimated Total Project Cost	**$199,950,000**

In November 1991, Congressman Early requests GSA to provide above standard landscaping around the courthouse to conform to local desires for an urban harbor park. The estimated cost of the additional landscaping and waterfront improvements were approximately $7.4 million.

Boston, MA: Courthouse (Cont'd)

In April 1992, then Attorney General Barr requested that a building of 493,000 square feet be provided to meet the expanded requirements of the U.S. Attorneys, Marshals, and Courts. The space to be built would provide 80,000 square feet for the U.S. attorneys and 13,000 square feet for the marshals, and the 400,000 square feet for the courts. This would provide the space needed and satisfy the design guide.

GSA agreed to have the A/E develop concepts for a 500,000 square foot facility so that if funding was provided, the concepts could be turned into final design documents. Although GSA believes that the larger facility is justified, it will not request additional funding. GSA aggressively opposed the funding of $7.4 million for the "harbor park."

In June 1992, the A/E presented the design of the 400,000 square foot facility and the concepts for a 500,000 square foot facility desired by the courts and the U.S. attorneys. In order to provide the space to meet the Court Design Guide and to provide the full requirements of the marshals and the U.S. attorney, the courts determined that a larger facility was required, at an additional cost of $39,000,000. The courts apparently provided the Senate Committee on Environment and Public Works with a revised project cost estimate for a 500,000 square foot facility. It is believed that the estimate given to the Committee contained the following:

	Project Cost
Construction Cost	$171,437,500
Design (EDRC)	$ 11,625,000
Management & Inspection (EMIC)	$ 5,090,000
Site Cost	$ 34,000,000
Estimated Total Project Cost	**$222,152,500**
Amount Authorized	-$184,200,000
Additional Authority Required*	$ 38,952,500

* (This figure is in error by $1,000,000. It should have been $37,952,500)

Apparently the additional authority was rounded upward and on October 30, 1992, by Resolution, the Senate Committee on Environment and Public Works authorized an additional 100,000 square feet of space for the United States Attorney, for a total of 500,000 square feet, at an estimated additional cost of $39,000,000 for a total authorization of $223,200,000. (For the purposes of presentation the revised estimate could be shown as follows:)

	Project Cost	
Construction Cost	$172,485,000	($225/gsf - 765,025 gsf)
Design (EDRC)	$ 11,625,000	
Management & Inspection (EMIC)	$ 5,090,000	
Site Cost	$ 34,000,000	
Estimated Total Project Cost	**$223,200,000**	

Boston, MA: Courthouse (Cont'd)

The Senate Appropriations Committee provided an additional $39,000,000 in its FY93 Appropriations for the construction of the larger Federal Building and Courthouse in Boston. (The Committee specifically stated that it had not included funds for upgraded landscaping.) In the Conference Report the conferees agreed "...to provide an additional $20,000,000 to permit design and construction of a 500,000 occupiable square foot Courthouse in Boston..." in fiscal year 1993. The conferees also directed "...the General Services Administration to construct the larger facility..." and "...directed that either a reprogramming request be submitted to Congress for approval or that the additional funds be requested as a construction line item in the fiscal year 1994 President's Budget."

Public Law 102-393 (the fiscal year 1993 appropriations bill) authorizes the design and construction of a 500,000 occupiable square foot courthouse and provides an additional $20,000,000 for the new Courthouse in Boston. With the full funding of $39,000,000, GSA will construct a 500,000 occupiable square foot building, plus parking, meeting the courts' requirements. GSA believes that the $223,200,000 figure is reasonable for a project of 765,025 gross square feet in this geographic area.

In response to the sense of the fiscal year 1993 appropriations bill and in response to the directives of the Appropriations Conferees, GSA has requested a construction line item of $19,000,000 for the new Courthouse project in Boston, MA, for fiscal year 1994 appropriations.

Mr. TRAFICANT. There are a number of questions I have. I know there are others who have questions, but I think it's very important that this subcommittee for some reason has not had the kind of oversight and the involvement; in fact, have even been left out a few of the processes, and I think that should be a goal of our committee.

I do not want to dominate all the time here, but I want to continue and I hope that you will appreciate that.

Maybe you could explain just briefly when the GSA would use a 30-year long-range facility plan for the purposes of a courthouse in providing court space. How do we determine, and how can you make accurate predictions 30 years into the future about some questions involving these new progressive plans?

Mr. BIBB. I don't believe you can make accurate court projections 30 years into the future, and I'm not sure the courts are saying that they can do that accurately.

What we have tried to do in GSA in our planning is to, as a general rule, build no more than the 10-year requirements that are identified in those plans, although there are exceptions, and with good reason, I believe, when those exceptions have been made.

Generally speaking, we'll build to the 10-year requirement and try to buy a site that's large enough to take care of the 30-year requirement. The idea is that it would be foolish to build a building that's going to be fully occupied by the time it's completed and have no where to turn for expansion. On the other hand, we think it would also be irresponsible to build all of that extra space and maybe not have it occupied for the foreseeable future.

So, as a general rule, we use the 30-year projection to help us either design the building so that it can be added on to later or to buy a large-enough site to provide ample room to expand.

Mr. TRAFICANT. The Federal Buildings Fund, this is your own opinion here? How does it function? Maybe you can explain why year after year there are no funds available in that fund for what we consider to be—or marketing people at the private sector might refer to as opportunity purchases.

Mr. BIBB. Despite some of the problems we have talked about with the Fund, I personally believe it's the best thing that's ever happened to the Public Buildings Service. It ensures a very steady income to do the basics that we have to get done—the cleaning, paying our own rental bills, the repair and alteration. If you remember the charts from Tuesday, you'll know that the Fund when, it's been allowed to operate as intended, is now generating the repair and alteration funds that allow us to maintain the inventory.

Prior to 1972 when the Fund came along, we were in a very competitive arena, having to compete for those basic funds, and we were having to make decisions on whether we were going to sweep the floor once a week or once a month. We weren't keeping the buildings clean, we weren't keeping them renovated.

The Fund provides that basic level of income that we can count on to take care of the nation's infrastructure.

What it doesn't do adequately is provide a source of all the funding that we need for new government ownership, either to build the court buildings we've been talking about or to buy.

You mentioned our efforts to buy. In the late 1980s, really before the large number of court projects came along, we had a purchase program which over several fiscal years totaled about $300 million. We were able to buy 3.5 million square feet of space with that $300 million, very fine buildings. They were acquired at under $90 a square foot.

We haven't had any building purchase funding now for several years. We have asked for funding in our budget requests to OMB, but the difficulty with the OMB request has been that OMB has had to make hard choices too and they have budget limitations. So we get into having to prioritize what can be built and what can be bought with the funds available.

Ultimately, the budget submittals have had to indicate that there is not room building purchase funds, for in the budget, desirable as they might be, as long as we're going to be limited by available funds within the Federal Buildings Fund. Instead, we're going to have to construct the labs and courthouses that have to get built.

Mr. TRAFICANT. What do you project the fiscal year 1994 ratio to be between government-owned versus government-leased property?

Mr. BIBB. Let me again give a little history before I answer that.

Back in the mid-1960s, our ratio was around 75 percent owned to 25 percent leased. We predict by the end of this fiscal year it will be 53 percent owned, 47 percent leased.

Mr. TRAFICANT. How can that be cost-effective in long-range planning?

Mr. BIBB. Well, long-range, we don't think it is. Long-range, we have set a goal for the agency to move back toward a 75 percent ownership figure.

To get there—well, let me just give you an example:

All the projects which are in the pipeline right now, which have been funded either lump sum or through—as I think you know, we got authority to borrow money to build about 12 buildings, including the two I talked about here today—when all of those buildings come on line within the next three or four years, if there's no further expansion in our space inventory, we'll shift that percentage figure about four percent.

So even though we have one of the largest project delivery programs going on right now that we've had since I've been with GSA, it's still only going to shift that percentage figure four percent—from 53 percent ownership to 57. It takes a lot of buildings, a lot of ownership solutions, to get from here to where our goal is.

Mr. TRAFICANT. I would like to ask if your agency could make available for the subcommittee—if you don't have it here, perhaps submit it—the ownership-lease ratio for each of your respective regions and break it down by regions.

Mr. BIBB. Okay, I'd be glad to do that.

Mr. TRAFICANT. Without objection, so ordered.

The gentleman from Tennessee

Mr. DUNCAN. Thank you, Mr. Chairman.

Mr. Bibb, how many projects and what dollar amount did GSA submit to OMB for the fiscal year 1994 construction program?

Mr. BIBB. Well, after this question came up on Tuesday, I've talked with GSA's Office of General Counsel and they have asked

that I run that request through the Office of Management and Budget before reporting back to the subcommittee, which I intend to do.

But let me just give you some order of magnitude:

Last year at the request of the committee chairman of this full committee, we submitted our most recent five-year plan. Each year of that five-year plan indicated that the needs for new construction or purchase exceeded the available Federal Buildings Fund resources by between $1 billion and $1.5 billion. That's a general—a good rule of thumb for what we're facing.

Now I'm not going to say that was the specific amount in the 1994 budget, but that's the sort of funding scenario that we've been projecting.

Mr. DUNCAN. The Chairman asked or got into this FDA project a few minutes ago.

There was an article in The Washington Post last Thursday that mentioned the $800 million figure. Now you said a few minutes ago that the earlier was, I think, $1.4 billion figure at one time, and then it was $800 million last week in The Post, and now you said $435 million now.

Why are these figures bouncing around so much, and what I'm curious about—I've not been involved in any hearing about the FDA project—does the FDA—is it expanding greatly so that it needs a lot of additional space or what's the situation?

I mean, you know, the President has told us that he's going to decrease the number of Federal employees over the next four years, and I've seen by as many as 100,000 employees—or one of his top advisors said maybe even 200,000 employees.

Why are we having to greatly expand the FDA?

Mr. BIBB. It's not a matter of expansion. It's a matter of replacement by and large.

They, for example, have one of their main labs down at the foot of Capitol Hill in a building, which is just really in poor shape. The labs are outmoded, the building is outmoded, and that's the case for most of the FDA labs. Many of them are leased.

So the thrust of the project is to replace inadequate and aged labs that are really, in my opinion, keeping the FDA from doing the job that they're supposed to do.

The different project costs revolve around how much of FDA you try to consolidate. The original $1.4 billion figure was based on consolidating at one campus everything the FDA has in lab space and office space everywhere in the Washington metropolitan area.

The $435 million plan, which was done last year, envisioned replacing only the most urgently needed lab facilities, leaving most of the office space in existing leased space. And it envisioned maximizing the use of government-owned sites in suburban Maryland, including the NIH site, and U.S.D.A. Beltsville. As we have pursued the investigation of some of those sites, it doesn't look like they're going to work. They're too small, or they've got wetlands on them, or whatever. So now we're talking about probably having to buy some more land than was in that $435 million. And there are some facilities that FDA believes should be in new facilities that weren't in the plan last year.

The $800 million figure, I can't confirm. I haven't seen it. As I said, the FDA has not come back to GSA with their current requirements. So we're going to have to take a look at those requirements before I can even begin to associate a cost with them.

Mr. DUNCAN. As I mentioned earlier, I was at Mrs. Baker's funeral on Tuesday and so I didn't hear the testimony. And I understand that much of it was devoted to courthouse space.

What is it typical or is there an average cost of the new courthouse space? You know, we've been talking about quite a few new courthouses. Is there an average cost per square foot or typical cost? What are we talking about here?

Mr. BIBB. Well, there running from—in general from $150 to $200 per gross square foot and that depends on whether they are a highrise building or whether they've got—there are some even in the $225 range.

Some out west, for example, Sacramento and Santa Ana are around $225. They've got special seismic features in them that you wouldn't find anywhere else, but that's the general cost range—$150 to, say, $225 per gross square foot.

Mr. DUNCAN. What is going to be the cost per square foot of the new courthouse proposed for Boston?

Mr. BIBB. I believe it's $225.46 per square foot for, 765,000 gross square feet—that's construction cost.

Mr. DUNCAN. Well, the $51 million figure that we have, is that for the acquisition and design only?

Mr. BIBB. The latest breakdown I have for the Boston project includes design, $11.625 million; construction, $172.485 million, management and inspection, $5.09 million; site, $34 million—a total cost of $223.2 million; a gross area of 765,000 square feet, which works—if you divide the construction cost only, the $172,485,000 by the gross of 765,000 square feet, I get $225.

Mr. DUNCAN. Well, our staff has been given figures that show that the total cost is approaching $400 a square foot counting everything in Boston. Is that something that's totally completely wrong?

Mr. BIBB. It depends—again, I was using a gross square footage measurement there, which is what most builders that quote you a number would quote on.

The building will have 500,000 occupiable square feet. So if you take out all the public lobbies, corridors, mechanical rooms, the actual space to be occupied is 500,000 occupiable square feet.

If you divide that into the total project cost of $223 million, you're over $400 per occupiable square foot.

So the staff is not in error with that number. That would just be based on a different measurement and the total project cost rather than the construction costs.

Mr. DUNCAN. That is a great deal higher than most others, right?

Mr. BIBB. On an occupiable basis, I'd have to go back and add up the total project cost. There was an expensive site involved there; there's no doubt about that.

So I would say, yes, it's somewhat higher than others. But I really would need to do a——

Mr. DUNCAN. The typical Federal building in a non-courthouse is running about how much per square foot?

Mr. BIBB. I really need to go back—to keep apples to apples—to talk about gross where I quoted the $150 to $225 gross for courthouses.

A typical Federal office building, say, in the Washington, D.C. area, just for a vanilla office building, would run anywhere from $92 to $114 as a base line number. Now there are adjustments to that number depending on if you had an agency with security requirements or whatever.

Mr. DUNCAN. Why are the courthouses running so much higher?

Mr. BIBB. It's not a simple answer. Let me just include a number of factors that contribute to that:

One is simply the volume of the courtrooms themselves. When you have a number of double height floors for the courtrooms themselves, rooms like this hearing room, you would only count the floor plate. You wouldn't count double the square footage, but you have double the volume.

So the courtrooms themselves contribute to that.

You have three separate circulation systems for the public, the judges, and the prisoners so that they don't mix. That adds extra corridors and associated air handling systems that go along with that.

You have extra elevators. You have elevators devoted to the transferring of prisoners only, and you have elevators to move the judges only in addition to the public elevators.

There are more lobbies in the building to serve the courtrooms.

Mr. DUNCAN. Are you putting in private elevators for the judges in most of these buildings?

Mr. BIBB. All of the new buildings have elevators devoted for security purposes to keep the judges from the prisoners, from the public. Yes, each new building has separate elevators for the judges.

Mr. DUNCAN. Well, I can see separating the prisoners, but the judges—you know, I was a lawyer and a judge before I came here, and I can't see separating the judges from the public, giving them private elevators. They don't—you know, we use the same elevators in most of the buildings. There are a few elevators for us, but I don't understand that.

Mr. BIBB. I really think they feel strongly about the security side of the courthouse design thing. There are often threats on judges' lives, as you know, and that is one item in the court planning and design that they do feel very strongly about.

Acoustics, not only good acoustics, but sound deadening, drives the cost up.

We provide courthouses finished with the built-in judge's bench, jury boxes, all of that, which you wouldn't run into with typical office construction.

I mentioned seismic factors, before. Also we are generally building to the 10-year court requirement, but sometimes you need to size systems to take advantage or to plan for a future addition to the building. So sometimes there are increased system capacities, looking forward to expanding the building some time down the road.

All of those are expensive items, and they do help to explain the difference in cost.

Mr. TRAFICANT. Would the gentleman yield for just a minute maybe for a little interaction with the gentleman from Tennessee.

Mr. DUNCAN. Yes, sir.

Mr. TRAFICANT. I agree with the gentleman from Tennessee, and I would like the GSA to submit to this committee a breakdown of all the funds that have been made available for the Boston project, under whose authority they were appropriated, where they were appropriated because I am new here. I want to know what was the original prospectus, square foot cost. I want to know what level of our government's approval such changes were allowed in either authorized, but, certainly, any appropriation that was made for those.

I yield back to the gentleman.

Mr. TRAFICANT. And, without objection, so ordered.

Mr. BIBB. We will do that, Mr. Chairman.

Mr. DUNCAN. Well, what—are you doing it—it sounds like you've done this in the FDA situation, but are you trying to hold down the square footage request in these buildings as much as possible?

Mr. BIBB. I think we've done a number of things to work toward doing that. There is a constant discussion with the Administrative Office of the Courts on what is standard and what's not standard, what comes with the building and what doesn't, what we will pay for and if we don't pay for it, what the courts are going to have to pay for. And, as Mr. Mecham testified Tuesday, they are facing a very tight budget situation on the court side and the request for above standard features I expect to be very small.

Mr. DUNCAN. The reason I'm asking that, it seems that every project that we really specifically look at and we get down to the actual square footage, every department, every agency, is asking for just huge increases; I mean, tripling, quadrupling, of their current space. And, you know, if you multiply the figures out, most of the time those huge space increases aren't really justified.

And I'm wondering, you know, in a time of—as I think I've talked to you before, with a national debt of over $4 trillion and we're losing a billion dollars a day on top event, and everybody is getting concerned about it, and it's all over the news now—"Primetime Live" and everything else—and it seems to me that this particular area that you're dealing with, you seem to be in a really unique important position in a place where there's a real opportunity to do a great service for the taxpayers to save some money and hold down some of these costs and question some of these things.

And I just want to encourage you to do as much of that as you possible can.

Mr. BIBB. We have done a number of things. There's more to be done. I think you're aware, we have challenged the court space projection methodology fairly strongly, which led to GAO taking a look at that projection methodology. We felt like a third party was needed to take a look at that.

Mr. DUNCAN. Well, I want to say, I think that's good and we are talking about court space, and I do want to question that.

But I think almost, you know, all of these space requests—whether you're leasing, whether you're building, all of these need to be questioned more closely than they have been in the past in

light of what is a very dire financial condition for the Federal government at the present time. That's important.

Mr. BIBB. I agree with you. You're right.

Mr. DUNCAN. All right, thank you very much.

Mr. TRAFICANT. The gentlewoman from the District.

Ms. NORTON. Thank you, Mr. Chairman.

Mr. Bibb, I've listened with great interest and very favorably to the idea of a community plan and note that you say that in fact community plans have been done for a number of other communities well.

Mr. BIBB. That's right.

Ms. NORTON. I wonder how you're able to do community plans without the flexibility to lease, to buy, or to lease purchase.

Mr. BIBB. It does limit our options, and anyone in the real estate business would say he/she would like as many options to meet a space need as can be found whether——

Ms. NORTON. But isn't the major point of the community plan to allow the government to own more rather than lease more?

Mr. BIBB. Well, really, the major purpose of the community plan is to come up with the best mix of actions that need to be considered in the community. Sometimes the plan will come up with the best mix of actions but will also recognize that given fiscal realities, that we may have to go with plan number two, which is the next best plan.

So it includes the best solution and a full range of solutions that need to be taken, but it also includes some options for what to do if the best option doesn't work out.

Ms. NORTON. But in all of those community plans, in order to get the most for the Federal dollar, you would need the flexibility to buy and lease purchase?

Mr. BIBB. Let me just say in the majority of the more expensive rental markets, yes. There are some rental markets where you can lease space for $10, or $11, or $12 a foot and it probably would make sense to continue to lease there. But in many, many markets flexibility would be very helpful.

Ms. NORTON. I can certainly understand why you focus on San Francisco, the notion of having to lease in such a high rent, high cost market must really be daunting.

The ranking member asked about courthouse spaces. Even after our hearing earlier this week, I must say that I was dumbfounded to hear that Federal courthouse space on the average could be $150 to $225 because that, of course, is very expensive space. You said that even in the District of Columbia, which is one of the most high cost places to build, that the average would be—for Federal office space—$92 to $114.

I can understand the difference between Federal office space and a courtroom, but I have to ask you, Mr. Bibb, who drew the design guidelines for the Federal courts which feature the volume that is somehow necessary to do justice according to testimony we heard earlier in the week? Who drew those guidelines initially? Who is responsible? I know you all had to approve them.

Mr. BIBB. Those guidelines were drawn by the court system and approved by the Judicial Conference, I believe. As Mecham and Mr. Thacker testified, there was an effort to reduce the size of court-

rooms down to around 1,800 square feet. The court's experience with those courtrooms has been that they haven't worked well.

Ms. NORTON. Was there any effort to reduce the volume down from the high ceilings and space—leaving aside the courtroom. At least there were people who occupy that space.

In this day and age, has GSA swallowed whole the notion that the volume upward is also necessary in order to get a proper respect for judges in the court?

Mr. BIBB. We're not in the business of actually running the court system, and I guess swallow whole is a tough description for me to accept. But I do believe there is something to the notion that you need more than just an average room to hold court in.

How much more, I'm going to have to leave to the experts. They run the courts.

Now when you get beyond——

Ms. NORTON. Let's start with the experts for a moment because the experts have also in their design guidelines included individual kitchens for judges. See, the experts have now immediately lost all their credibility with me.

How in the world can that be justified on any theory whether one of justice or some other theory?

Mr. BIBB. I really can't speculate on that. I don't have all background on why that is a standard.

Ms. NORTON. I can understand the position GSA is put in. I want to submit, Mr. Chairman, that the Judicial Conference is nothing but a bunch of judges. [Laughter.]

They really are nothing more, nothing less. They don't have any expertise in design. They, obviously, have no sense of economy. They don't have to compare what we build for them with what we build, or more often, do not build for others. And I must say I think these design guidelines need a complete inspection by this committee.

The testimony we received earlier this week with 19th century notions of the relationship of space. The justice is not found in other than Federal courts when they are being built today. We find that often states understand that this is a new day, and I want to ask—we did ask, I think, on Tuesday—that the design guidelines be made available here.

But I believe we ought to have a hearing on these design guidelines so that these judges are not left essentially to design their own courthouses in the manner to which they have become accustomed while the rest of us sit on the sidelines paying for it.

So I would like to ask that a hearing be held on the court design guidelines with a view toward such alterations as the subcommittee may feel are warranted.

To go on, the lease purchase buildings you indicated had been authorized before 1990. I notice that a number of them were courthouses. Were any of them not courthouses?

Mr. BIBB. Of the two Bay area lease-purchase buildings authorized in the 1980s, Oakland is a Federal Building courthouse but the court piece of that project is less than, maybe around 10 percent of the building. It's primarily a Federal office building.

Ms. NORTON. No, what I'm getting at is I believe that courthouses by law have to be in their own buildings, that the courtroom cannot be part of a rented building. Is that right?

Mr. BIBB. In 1988 the Public Buildings Amendments said that we cannot locate a substantial court facility except in government-owned space unless we get your authorization to do so. We could do it with the authority of Congress, but the law certainly discourages doing it.

Ms. NORTON. Had that not been in the law before?

Mr. BIBB. That had not been in the law until 1988.

Ms. NORTON. What brought that into the law?

Mr. BIBB. I believe there was recognition by both the Senate and the House Public Works Committees that these kinds of investments are major and long-lasting and shouldn't be in leased space.

Ms. NORTON. And I don't disagree with them, but it looks as though all of the money or increasing amounts of the money for any kind of buy or lease purchase must go to a courthouse because the law says that they can't be in rental spaces.

Here again they have found a way, and perhaps we unwittingly, have found a way by which the money is going to be siphoned to these people who by law can't rent and where everybody else, of course, may be able to.

Mr. BIBB. Well, what you say about the percentage of the budget that would go toward courthouses, I don't see any different pattern for the next several fiscal years based on the demand that's in the system right now to build new courthouses.

Ms. NORTON. And, particularly, since they can't rent, they've got to be in government-owned space. So the rest of you folks who would like to be in government-owned space and for whom it might be more economical, don't have that option.

We are facing a situation, as I indicated earlier this week, where we're going to only be building courthouses and everybody else is in the back of the line.

You indicated that GSA was beginning to think through a proposal for flexibility. I wonder if you might submit to this committee a proposal for flexibility that would give GSA the right to buy, to lease, or to lease purchase with reporting back to the committee, as you indicated the proposal might involve?

Mr. BIBB. I think we can certainly work on something along those lines. I believe that would have to take some real thought, probably coordination with the Office of Management and Budget to bring something like that to you.

Ms. NORTON. It would.

Mr. BIBB. But, yes, we'd like to give you our thoughts.

Ms. NORTON. I should be noted that OMB, as it talks about reinventing government, almost surely—I would imagine — would be looking at this kind of flexibility, which you had been looking at all along, I take it, and which was taken away only because of the special circumstances of the budget agreement?

Mr. BIBB. We had in the mid-1970s a specific amendment to the Public Buildings Act that let us build about 65 projects with borrowed money through mortgage type arrangements, but it was limited to those projects. After that group of projects was built, we

only built projects with borrowed money on a case-by-case basis as specific language appeared in appropriations bills.

So we didn't have generic general authority to borrow, only as project-specific language they appeared in the appropriation bills.

As we talk about the scoring issue, we are sensitive that—we've been talking about real estate decisions and what we would like to have. It is a bigger issue, of course, than real estate. There's the whole issue of off budget borrowing and the capital budgeting issue. There is concern both in the Congress and at OMB about where does borrowing stop. So it's a complicated issue that does go beyond Federal buildings, although we from a parochial sense believe an argument can be made that perhaps you can draw the boundary at real estate, which is different from borrowing to build space stations.

Ms. NORTON. Indeed, nobody does real estate any other way except the Federal government, it would seem.

Yes, my interest is, of course, in flexibility. Who knows what may be the best method in a given situation, but the notion of not having that flexibility—flexibility that perhaps would have to be blessed by the Congress if necessary—and then paying more at a time when funds are so scarce, does strike me as irrational.

Could I ask you about two items in the prospectus?

One has to do with Office Building No. 6 where there has been a rather radical switch from a construction project to a renovation project. This was a construction project that would have allowed the consolidation of the Department of Education, which is now spread out in four spaces. Now you would have demolished Building No. 6, apparently, and built a new building.

Now the prospectus gives a 30-year present value for new construction of something over $100 million, whereas the 30-year present value cost of the renovation of Building 6 would be something over $88 million. It doesn't look like a lot of difference there, and you don't accomplish nearly as much with renovation.

Are we really into the kind of short-term thinking that American corporations have been into—you know, how can we save money in the short-run and lose it in the long-run? Would you give us some insight into this change?

Mr. BIBB. Well, I believe that even though it's not a huge difference, it is still substantial. So I would certainly endorse renovating Federal Building 6 in lieu of tearing it down and building somewhere else.

Ms. NORTON. Would you accomplish that—all this you would have accomplished with construction?

Mr. BIBB. I suspect you have heard about a proposal that we had in the planning stage through which we would have not demolished Federal Building No. 6 but added wings to it, fronting both on Maryland Avenue and behind the building.

That would have more than doubled the space that's available on the site. It could have consolidated virtually all of the Department of Education.

However, again, given limitations within the Federal Buildings Fund, that became a "nice-to-have" project but not an affordable project.

Ms. NORTON. Is that expansion possible later?

Mr. BIBB. It's not possible later basically because to do that kind of expansion, you'd be talking about integrating systems and walking from one part of the building into another. You wouldn't even know the old building was there. And it's just not something that's very feasible to do later.

Ms. NORTON. Now the land is Federally owned land though?

Mr. BIBB. Yes, we own this. What we had talked about doing in the alternatives analysis early stages of this project was simply maximizing the site that FOB 6 sits on.

Ms. NORTON. Yes, the reason I'm interested in that is, obviously, that you're always about trying to find land, preferably Federal land, on which to build in the first place, and I can understand absolutely the financial exigency that causes you not to renovate.

What I want to understand is whether this Federal land then is a nullity, for all intent and purposes, for any future use of the kind that might service your needs for space?

Mr. BIBB. I believe it would not be possible to add a substantial extension to that building within the foreseeable future.

Ms. NORTON. So that land is just going to——

Mr. BIBB. Right now, it's a plaza, and it's not like it's unused. It's used by the occupants of the building, and it provides a nice setback to the building. But I don't foresee a window of time when you can put a substantial extension on that building because of the inter-relationship with what's there now.

Ms. NORTON. I'm not sure there was anything that could be done given what you're facing this year when we have a budget agreement and there are cuts being made in every agency. I'm not sure you could have done anything about it, but what I think about is the desperate need for space and building this year, essentially making the use of that space, for all intent and purposes, unavailable not only for the foreseeable future but unavailable period.

Mr. BIBB. Our dilemma is, of course, that NASA is moving out of half of that building; so now is the time to renovate it. If we don't renovate now, then we have high-priced Washington space sitting there empty. So we think we came up with the best solution given the constraints we've got.

Ms. NORTON. Yes, well, it's a lost opportunity. I'm not sure there's anything that could have been done about it this year.

I'd like to ask you as well about the central and west heating plant stacks. My understanding was essentially there were two problems.

One problem was to be dealt with by raising the stacks to keep the down wash of sulphur dioxide and the nitrogen pollution from occurring. That's what the raising of the stacks, which is what your prospectus is about, was for; but that there was also a problem with sulphur dioxide and that that was to be solved largely through the burning of natural gas and clean fuels.

What I want to know is can you assure me that that will be done, that natural gas and clean fuels will be burned?

Mr. BIBB. I'd like—Mr. Chairman, if you don't mind, I'd like to have Dale Gottschalk join me. He is Director of our Repair and Alteration Division and much more technically able to answer Ms. Norton's question than I am.

Mr. TRAFICANT. Without objection, so ordered.

Mr. GOTTSCHALK. Thank you, Mr. Chairman.

Ms. Norton, the project itself, the main reason for the stacks is the sulphur dioxide, as you said. The option that GSA wants to keep open, even by raising the stacks, is to burn multiple fuels in the boilers. We've been working on the plants, I would say, for about 15 years now. I guess after the 1973 oil embargo, we asked ourselves, do we fire coal only? Is that the best solution, because we have a lot of coal in this country? But then you have the problem of the sulphur dioxide, and nitrogen oxide also.

We have gone to multi-fuel capability on most of the boilers now in the west and central heating plants. By raising the stacks if we have to fire coal, if we get down to what's called interruptible gas, we would be able to at that time to fire coal. You can go to Washington Gas and say, "I want an interruptible or uninterruptible gas supply." Because we're such a big consumer, at certain times if there would be low gas supplies, they would try to cut us off of the system. It would reduce the amount of gas that they gave to GSA.

Ms. NORTON. But when natural gas was interrupted, I thought that clean fuel oil would be used.

Mr. GOTTSCHALK. Yes, we can fire fuel oil, clean fuel oil, which is the number two fuel oil; we can use that in the plants. We can fire, if we have to, coal or we will, as much as possible, fire natural gas.

Ms. NORTON. Why would coal ever be necessary given these other options?

Mr. GOTTSCHALK. Well, it gives us the option also as to what is the cheapest fuel at that point in time.

Ms. NORTON. Yes, the cheapest fuel at the point in time may not be environmentally healthy at that point in location. That's what I'm getting at.

Are you—is your commitment only to use the cheapest fuel? You have an environmental impact statement that is not yet in, right?

Mr. GOTTSCHALK. That is right.

Ms. NORTON. Why should we approve this before the environmental impact statement is done?

Mr. GOTTSCHALK. We're basically getting to the point with the District of Columbia and EPA that if we won't bring the plants into compliance by raising the stacks, we don't be able to do some of the alterations in the other boilers that are necessary in the plant to keep us up to the capacity levels that we need.

Ms. NORTON. Well, would EPA want you to proceed without seeing an environmental impact statement?

Mr. GOTTSCHALK. Oh, no. No, that will have to be done before we can actually get on with the project of raising the stacks.

Ms. NORTON. When is that due to be completed?

Mr. GOTTSCHALK. I think it's later this year when it's due.

Ms. NORTON. You don't want to start any work until you see the environmental impact statement?

Mr. GOTTSCHALK. Oh, definitely, we won't start the work until then because there would be the concern that if the stacks—you know, if the height that's been proposed at this point is not high enough, that we have to come back and get additional authority or additional monies to do the project. The construction won't start until we have an approved environmental impact statement.

Ms. NORTON. And I would hope that the statement will speak—and much more specifically—about the use of clean fuel. I mean, remember where this facility is. If costs, which as between these fuels I don't think would be large or great, could result in the use of fuel that was not the cleanest fuel given that location, I think is very important to keep in mind. And, as soon as the environmental impact statement is available, I request, Mr. Chairman, that it be made available to the committee?

Mr. TRAFICANT. Without objection, so ordered.

Mr. BIBB. Certainly.

Ms. NORTON. Finally, let me ask you a question, Mr. Bibb, about a pattern that is very, very troublesome. It began with the FCC and it now proceeds with the Department of Justice.

You will recall the committee was very upset when a procurement—well, first let me just lay out the background for this to tell you how I have respected your processes but wonder if the processes themselves are respected by GSA:

When I came to Congress, the National Science Foundation had gone through a long process, a big fight actually, between Maryland and Virginia over where it should be located. A new president had come to the National Science Foundation, and he didn't want to move out of Washington, although the prior president had allowed for the facility to be advertised throughout the metropolitan region.

So he found that a Maryland location had already been selected. He came to me and he said, Ms. Norton, I would rather die than move to Maryland, and what kind of country is it that would move its National Science Foundation outside of its capital city? And I said, yes.

I also found that one of my good colleagues, Mr. Traxler, on the Appropriation Committee agreed with him.

But I talked with as many people as I could. I was new in the Congress. The bottom line was that the construction had been advertised fair and square, and while I might have—particularly in league with Mr. Traxler, who was the Appropriation Chair—turned that around, I decided that that was unfair. The only reason for Congress to try to abort the prospectus was essentially that Mr. Traxler and I wanted the building to remain in Washington, and I think it was still a foolish decision to move it out of Washington.

I went over to my colleague from Michigan and said I am not going to do it. I wouldn't want it done to me, I can find no flaw in it except that there's been a change of mind on the part of the agency albeit by a different president, one who had nothing to do with the original decision. I thought it was wrong to tamper with legal procurement processes. I still believe so.

Well, I must be a fool because within the year, I found that the FCC, without any change of personnel, had agreed to remain in Washington and had been involved in a process with the GSA whereby the GSA had altered a new building to meet the precise specifications of the FCC in concert with FCC personnel and spent millions of dollars to do this.

High level FCC personnel said, and it was in the newspaper, that they didn't want to leave K Street. They wanted to be near the lawyers and near the restaurants. I mean, these were quotes from

high level people at FCC. Mind you, where they would move was all of maybe five minutes by car from K Street, but they wanted to be where they regarded the center of their universe to be.

GSA stuck with its lawful procurement processes, and it was done by the book—moreover, lots of money had been spent. At the last minute, the procurement was aborted. The committee was outraged. It said uh-uh. This process has either become political or compromised.

Well, the people sued and the matter was going through settlement. Now word has come to me that while they were in negotiations that might have indeed settled this matter, it looks as though it's not going to be settled at all and that, after all, FCC with this lawful procurement process without any irregularities is not going to go into a building for which millions of dollars has been spent for their specifications. It's going down somebody's drain.

If I were in the real estate business, I certainly wouldn't want to do business with people who essentially broke a contract.

Another matter has come to my attention. The Department of Justice, located in a building in the District of Columbia, wanted to remain in Washington, and thus prevailed upon GSA for advertising such that the very building that they were in would be where they would remain. GSA, I understand, has clients and wants to do what clients want. That's what DOJ wanted.

So it said to this person who owned the building, now, you know, we want you to do this. And the person said, okay, we can do this. And then we want you to do that, and they went through maybe half a dozen things. And now that this person has spent money—I am told over $200,000 to accommodate them, not doing the changes in the building yet, just with consultants to try to get what they want to get—they now want to abort a lawful procurement.

Now I do not understand a process that allows GSA at the end to abort lawful procurements on the whim of agencies after those who deal with GSA have spent a great deal of money in your process. It is undermining your process, and I don't believe these two matters should go ahead without more detailed explanation and satisfaction by this committee that your process is not subject to being compromised any time anybody wants to do so.

Mr. BIBB. We may need to sit down and brief you on this latest issue.

I can tell you what I know about it. The Department of Justice came to us and told us they were getting direction from their oversight subcommittee to relocate this particular activity to less expensive space.

Now that's the representation that was made to us by the department, direction coming from another part of the Congress. So maybe we need to just sit down and go through what we know, and maybe the Department of Justice and we sit down and brief you on where that's coming from.

Ms. NORTON. I wish you would, and since no other subcommittee has any jurisdiction over space except this one and this——

Mr. BIBB. You have authorized a lease procurement in the District of Columbia for that block of space, so to go elsewhere would take your authority. So I think we need to sit down and talk and see where all of this direction is coming from.

Ms. NORTON. I would appreciate it.

Mr. BIBB. I don't believe from what the agency has represented to me that it was their unilateral action to say let's move outside the District.

Ms. NORTON. Well, you know, the reason I wonder about that is that apparently they came back a considerable number of times to ask for things to be done to the building, and each time the developer, I suppose, would do it and then they would say, okay, now do this. And it looked as though they were in the process of trying to get the developer to do so much that the developer would simply throw up his hands. I mean, it looked like a systematic effort to try to get to the point where they would say, well, I guess you can't do that so now we can abort this procurement and go and advertise for another one.

Mr. BIBB. Well, let me try to arrange to get ourselves and the Department of Justice together with you, and if we need them to bring it to a hearing, we'll be glad to.

Ms. NORTON. Thank you, how about the FCC as well? I would like to know more about that process because the subcommittee has been interested in that for over a year now.

Mr. BIBB. Okay.

Ms. NORTON. Thank you, Mr. Chairman.

Mr. TRAFICANT. We'll leave the record open for any specific questions and follow up that Ms. Norton may have relative to those specific issues, and our subcommittee will accept your response to some of those areas.

A couple of other things before we close out here, maybe we should be talking about some term limits for some of these Federal judges for lifetime terms. Maybe that would get someone's attention.

But back to a situation——

Ms. NORTON. How about a term limit on their design guidelines? [Laughter.]

Mr. TRAFICANT. Well, I think that maybe we should, and perhaps this subcommittee may come with a bill that will address some of those failing points.

But I want to get to an issue brought up in the northern district of Ohio. It's come to my attention that the courts have recommended an increase in space requirements for Youngstown, Ohio, and those requirements go beyond the building there that is in construction, which I understand would be used specifically then for bankruptcy because of the tremendous volume of bankruptcy in that part of the country, for sure.

Have you determined the space requirements and the costs associated with providing additional space for the courts in the northern district for that area?

Mr. BIBB. The courts have come to us, having reevaluated their needs and rethought the relationship between Youngstown and Cleveland and who's going to handle what.

It has resulted in the need for an additional district judge as well as an added full-time magistrate and associated support space that would go along with that.

The requirement, which we have developed and would be coming forward through our planning process, is on the order of 68,000

square feet, with a total project cost of about $28.3 million, including up front requirements for site acquisition and design of about $4.75 million.

Mr. TRAFICANT. Recommended by the courts?

Mr. BIBB. The housing requirements have been recommended. Those are the price tags that would be associated with them.

Mr. TRAFICANT. You would need to acquire additional land for those projects. Is that correct?

Mr. BIBB. We think so. As you know, the building is under construction now. It's a small one with a limited site, and we think additional land would be needed, yes, sir—about 40,000 square feet or so.

Mr. TRAFICANT. Mr. Bibb, I want to thank you very much. I know the subcommittee had some pointed questions for you, but you never ducked one of those questions. And we appreciate your being available at any time, you and your staff, which have shown to be quite efficient.

I think you've at times got caught in some political mishmash here. I think you would do a much better job perhaps if that didn't exist, and we'll be calling upon you for your advice, and your input, and for the agency's ideas as well as to how we can streamline and make our government a little bit better in these particular areas of which we have jurisdiction.

So I thank you and your staff for being here, and with that, the hearing is adjourned.

[Whereupon, at 10:35 p.m., the subcommittee was adjourned, to reconvene at the call of the Chair.]

GSA PBS

PROSPECTUS - ALTERATION
Energy Retrofit - Various Buildings

Prospectus Number: PER-94001

Description:

This alteration prospectus proposes the implementation of energy retrofit and conservation measures in Government-owned buildings during fiscal year 1994. Projects, to be accomplished in Federal buildings throughout the country, are currently being identified through surveys and studies. The projects to be funded will have positive savings-to-investment ratios, will provide reasonable payback periods, and will generate rebates and savings from utility companies.

Projects will vary in size and by location. This prospectus requests authority to fund energy retrofit work currently being identified. The authority requested in this prospectus is for a diverse set of retrofit projects with engineering solutions to reduce energy consumption. Typical projects include the following:

o Upgrading heating, ventilating, and air-conditioning (HVAC) systems with new high efficiency systems including the installation of energy management control systems.

o Altering constant volume air distribution systems to variable air flow systems by the addition of variable air flow boxes, fan volume control dampers, and related climatic controls.

o Installing automatic energy control systems, such as night setback thermostats and time clocks, to control HVAC systems.

o Installing new or modifying existing temperature control systems.

o Replacing electrical motors with multi-or variable-speed motors.

o Installing automatic occupancy light controls, lighting fixture modifications and associated wiring to reduce the electrical consumption per square foot through the use of higher efficiency lamps and use of non-uniform task lighting design.

o Insulating roofs, pipes, HVAC duct work, and mechanical equipment.

o Installing and caulking storm windows and doors to prevent the passage of air and moisture through the building envelope.

Justification:

The Federal Energy Management Improvement Act (Public Law 100-615) requires a ten percent energy usage reduction between 1985 and 1995 consumption levels. Also, Executive Order 12759 on Federal Energy Management directs all Federal agencies to develop and implement plans to meet the 1995 energy management goals of the National Energy Conservation Policy Act. By the year 2000, all Federal agencies are directed to reduce overall energy use in the Federal buildings they operate by 20 percent from 1985 levels. Increased energy efficiency in buildings and operations will require capital investment for changes and modifications to physical systems which consume energy.

The General Services Administration has been very successful in meeting previous energy reduction program goals through a combination of operational improvements, conservation measures, and retrofit projects. This authorization will further the agency's implementation of a continued aggressive energy reduction effort.

GSA PBS

PROSPECTUS - ALTERATION
Energy Retrofit - Various Buildings

Prospectus Number: PER-94001

Alteration Authority Requested In This Prospectus* $37,000,000**

*The construction contracts will be single contracts which include design, construction, construction management, overhead, and profit. In addition, GSA will incur management costs for these projects to be funded in the design and construction services budget activity.

**Funds in the amount of $7,000,000 out of the $37,000,000 requested for the Energy Retrofit Program will be coming from the President's Economic Stimulus Program.

Schedule:

FY 1994 Design/Build Contract Awards

Statement of Need:

It has been determined that the practical solution to achieving the identified building energy management goals is to proceed with the energy retrofit work indicated above.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS - ALTERATION
Elevators - Various Buildings

Prospectus Number: PEL-94001

Description:

This prospectus proposes the modernization or replacement of existing elevators in the following seven locations: the Internal Revenue Services (IRS) Building, Federal Office Building 8 (FOB-8), Federal Office Building 9 (FOB-9), the National Courts Building, and the Veterans Administration Building in Washington, DC; the Byrne-Green Federal Building-Courthouse Complex in Philadelphia, PA; and the Earle Cabell Federal Building-Courthouse (FB-CT) in Dallas, TX.

As a result of evaluation reports of elevator systems in Federal buildings, it has been determined that the current systems in these buildings do not provide reliable and timely service to building tenants, and do not provide current firesafety and handicap features. Some of these elevators were installed as original equipment in the buildings.

This project includes the replacement of elevator components which have reached the end of their effective life cycle due to accumulated wear and obsolescence, the conversion from manual to automatic operation, major repairs to elevators, and upgrading of equipment to meet current fire and lifesafety codes.

Justification:

The proposed project will correct existing elevator problems in these buildings caused by outdated and unreliable equipment. Repair and replacement of components and elements of this equipment will provide reliable and efficient service, and will ensure that current fire and lifesafety requirements are met.

Maintaining these buildings is an integral part of GSA's plan to improve and maintain existing federally owned assets. When completed, the modernized elevator systems will add to the useful life of these Federal assets.

Alternatives:

STATUS QUO - Continued operation of elevators that are antiquated and unreliable is not an acceptable alternative.

REPAIR AND ALTERATION - Reliable and safe elevator systems are essential to the continued operation of these buildings.

Recommendation:

ALTERATION is recommended.

PROJECT LISTING	ESTIMATED DESIGN/BUILD COST
Washington, DC	
Internal Revenue Service Building 1111 Constitution Avenue, NW.	$6,424,000

The proposed project will upgrade 19 passenger and three freight elevators and will replace one passenger elevator. The work includes upgrading operational systems to meet current code and accessibility requirements and updating firefighter's service to meet the latest code standards.

GSA PBS

PROSPECTUS - ALTERATION
Elevators - Various Buildings

Prospectus Number: PEL-94001

PROJECT LISTING: (cont'd) ESTIMATED DESIGN/BUILD COST

Federal Office Building 8 $2,841,000
2nd and C Streets, SW.

The proposed project will upgrade three passenger and four freight/passenger elevators by replacing equipment which has exceeded its useful life, upgrading operational systems to meet current code and accessibility requirements, and updating firefighter's service to meet the latest code standards.

Federal Office Building 9 $3,446,000
1900 E Street, NW.

The proposed project will upgrade 10 passenger elevators and one freight elevator and will replace one freight elevator. The work includes the replacement of equipment which has exceeded its useful life and the upgrading of operational systems to meet current code and accessibility standards.

National Courts Building $2,926,000
717 Madison Place, NW.

The proposed project will upgrade six passenger elevators by replacing equipment which has exceeded its useful life, upgrading operational systems to meet current code and accessibility requirements, and updating firefighter's service to meet the latest code standards. In addition, one of the passenger elevators will be converted to a service/passenger elevator in order to provide for the transportation of freight to the upper floors.

Veterans Administration Building $3,000,000
810 Vermont Avenue, NW.

The proposed project will upgrade 10 passenger elevators by replacing all outdated and unreliable equipment to meet the current fire and lifesafety codes.

Philadelphia, Pennsylvania

Byrne-Green Federal Building-Courthouse Complex $4,181,000
6th and Market Streets

James Byrne Courthouse $2,225,000

The proposed project will upgrade two judges', one freight, two prisoner, and eight public elevators by replacing all components except the cabs themselves. In addition, the electronics system that runs the elevators will be replaced with a more modern and advanced system.

William Green Federal Building $1,956,000

The proposed project will upgrade 12 public and three freight elevators by replacing all components except the cabs themselves. In addition, the electronics system that runs the elevators will be replaced with a more modern and advanced system.

Dallas, Texas

Earle Cabell Federal Building-Courthouse $4,204,000
1100 Commerce Street

The proposed project will upgrade 12 passenger elevators, one freight elevator and one Marshals Service elevator by replacing equipment which has exceeded its useful life and upgrading operational systems to meet current code and accessibility requirements.

GSA PBS

PROSPECTUS - ALTERATION
Elevators - Various Buildings

Prospectus Number: PEL-94001

TOTAL ESTIMATED DESIGN/BUILD COST $27,022,000

Alteration Authority Requested in this Prospectus $27,022,000*

Schedule:

FY 1994	Design/Build Contract Award
FY 1995-1997	Construction Completion**

*The construction contract will be a single contract which includes design, construction, construction management, overhead, and profit. In addition, GSA's management cost for these projects, included in the design and construction services budget activity, is $1,641,000 in the District of Columbia, $212,000 in Dallas, and $305,000 in Philadelphia. The total GSA management cost is $2,158,000.

**Actual completion of construction will vary depending on the terms of each building's contract. Construction completion time for the IRS Building, the Cabell FB-CT, the Byrne FB-CT, and the Green FB is 3 years. Completion times for FOB-9, National Courts Building, FOB-8, and the VA Building are estimated for 2.5, 2, 1.5, and 2 years, respectively.

Statement of Need:

It has been determined that the practical solution to eliminating the identified building operational problems is to proceed with the elevator work indicated above.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Exterior Masonry Structural Restoration Construction

Prospectus Number: PMS–94001

Description:

This prospectus proposes alterations to restore the structural integrity of the exterior masonry facades on the following three facilities: the James A. Byrne Courthouse, 601 Market Street, Philadelphia, PA; the Social Security Administration (SSA) Mid–Atlantic Program Center, 3rd and Spring Garden Streets, Philadelphia, PA; and the Federal Building, 200 Granby Mall, Norfolk, VA.

Studies and engineering analyses have revealed original design and construction defects that require large scale corrective actions. Insufficient or missing expansion joints, shelf angles bolted to the structures allowing vertical movement, lack of concrete encasement of clips supporting shelf angles, missing and poor installation of wall ties, and the incorrect positioning of hollow bricks (horizontally rather then vertically), are some of the defects associated with the design and the construction of the buildings.

These deficiencies have caused the exterior facade walls to shift; some of the bolted shelf angles have slipped downward and no longer support the walls above them; bricks have slipped outward resulting in excessive overhang, causing massive internal stress in the bricks; straps between the facade and the interior walls are broken; original expansion joints are closed up; and brick is cracking, popping, shifting and bulging.

Justification:

The problems mentioned above will continue to worsen, resulting in additional damage and deterioration to the buildings' structural systems and finishes. Safety concerns will remain and increase until the defects are permanently corrected. Short–term mitigation to alleviate the problems, including the saw–cutting of additional expansion joints and the selective removal and replacement of bricks, are costly and offer no permanent solution.

The recommended course of action for the SSA building in Philadelphia and the Federal Building in Norfolk is to remove and replace the facades with either another masonry facade or with a lighter weight facade system such as panelized skin. Structural alterations to the existing facade is the recommended course of action for the Byrne Courthouse in Philadelphia.

Major Alteration Work Items:

Project Listing

James A. Byrne Courthouse Philadelphia, PA	$2,000,000
SSA Mid–Atlantic Program Center Philadelphia, PA	$2,000,000
Federal Building Norfolk, VA	$6,000,000
Estimated Total Cost*	$10,000,000

GSA PBS

PROSPECTUS – ALTERATION
Exterior Masonry Structural Restoration
Construction

Prospectus Number: PMS–94001

Alteration Authority Requested in this Prospectus: $10,000,000

* The construction contract will be a single design/build contract which includes design, construction, and management and inspection.

Schedule:

FY 1994 Design/Build Contract Award
FY 1996 Project Completion

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS - ALTERATION
Federal Building, USPO & Courthouse, Juneau, AK

Prospectus Number: PAK-00131
Congressional District: 01

Description:

This prospectus proposes construction of alterations to the Federal Building, U.S. Post Office and Courthouse, at 709 West 9th Street, in Juneau, Alaska. Constructed in 1966, this nine-story building contains 206,770 occupiable square feet and 348,655 gross square feet of space, including 35 inside official parking spaces. There are 932 Federal employees housed in this building. The primary tenant agencies are the Coast Guard, the Bureau of Indian Affairs, and the Forest Service.

Funding is required for upgrades to the facility to provide for its full, safe, and energy-efficient utilization. Work items include window replacement, cleaning and repair of the exterior structural surfaces, and removal of the defective building snow-melting system. The total project cost is $4,082,000.

The building currently has water leakage through its exterior surface that is causing damage to interior finishes and additional energy consumption by the heating, ventilating, and air-conditioning (HVAC) system due to air infiltration. The results of a recent investigation on the structural integrity of the building showed a more severe condition than anticipated. Weatherproofing of the building requires the replacement of existing windows and the repair of the existing precast concrete panels due to small cracks in the building. The total funding required for all items to correct the leakage is $2,834,000.

Recent studies have shown that the building's snow-melting system is defective. The pumps and piping both inside the building and under the plaza must be removed. The walkways, plaza, and other areas affected by the removal of this system will be replaced. The estimated cost to remove the existing snow-melting system, clean up polychlorinated biphenyls (PCBs), and replace the walkways, plaza, tiles, and walls is $1,248,000.

Justification:

The proposed work on the exterior of the building will remedy the existing water leakage by preventing further damage to interior finishes. In addition, this work will provide a more energy-efficient building and preserve the structural steel and concrete. If the work is not accomplished, deterioration of the building due to continued water leakage will result in increasingly costly operations and, ultimately, more costly repairs.

The building's snow-melting equipment is leaking PCBs into the ground. In order to ensure the environmental quality of the facility, the PCBs must be removed and the associated cleanup undertaken.

This project will also preserve a Government asset and increase its utility.

The extreme weather conditions and short construction season in Juneau require the work to be accomplished as soon as possible in order to protect the facility.

The 30-year, present value cost of the proposed alteration is $12,438,000 less than the cost of Federal construction, or an equivalent annual cost advantage of $1,094,000.

GSA PBS

PROSPECTUS - ALTERATION
Federal Building, USPO & Courthouse, Juneau, AK

Prospectus Number: PAK-00131
Congressional District: 01

Alternatives:

ALTERATION - This alternative proposes alteration of the current facility. The 30-year, present value cost of this alternative is $28,244,000.

CONSTRUCTION - This alternative envisions construction of a new facility to replace the existing structure. The 30-year, present value cost of this alternative is $40,682,000.

LEASE - This alternative proposes leasing equivalent space for the agencies' needs. The 30-year, present value cost of this alternative is $56,383,000.

Recommendation:

ALTERATION is recommended.

Major Work Items:

Exterior treatment, window replacement	$2,834,000
Snow-melting system removal	1,248,000
Estimated construction cost*	$4,082,000
Authority Requested in this Prospectus**	$4,082,000

Schedule:

FY 1994	Construction Start
FY 1995	Construction Complete

*The estimated total project cost is based on conceptually developed alteration plans. Design solutions and business decisions throughout the project cycle will determine the final solutions and construction details of this proposed alteration project.

**Management and inspection, and construction supervision are funded in a single design and construction services budget activity.

GSA PBS

PROSPECTUS - ALTERATION
Federal Building, USPO & Courthouse, Juneau, AK

Prospectus Number: PAK-00131
Congressional District: 01

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: P. Gerald Kracker
Commissioner, Public Buildings Service

Approved:
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS - ALTERATION
Federal Building, USPO & Courthouse, Juneau, AK

Prospectus Number: PAK-00131
Congressional District: 01

ECONOMIC ANALYSIS

	BUILD	LEASE	R&A
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1998	1998	1995
Square feet in analysis			
Leased	-	206,770	-
Government-owned	206,770	-	206,770
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent	-	56,058	-
Construction Cost	42,130	-	3,506
Design	3,133	-	359
Management & Inspection	2,366	-	312
Land	4,459	-	-
Less: Building reversion	(14,451)	-	(7,939)
Land reversion	(1,591)	-	(2,339)
Interim Housing	8,402	8,402	3,547
Major R&A	4,882	-	5,830
Tenant alterations	3,556	3,556	4,246
Services & Utilities	10,614	10,614	12,674
Property taxes, insurance	3,317	3,317	3,961
Property management	3,423	2,892	4,087
Less: Building disposition	(23,687)	(23,687)	-
Land disposition	(5,871)	(5,871)	-
Total tax benefits to lessor	-	1,102	-
Total Present Value Cost	40,682	56,383	28,244
PROPOSAL VALUE	-28,244		
PRESENT VALUE COST ADVANTAGE	12,438		
OR			
EQUIV. ANNUAL COST ADVANTAGE	1,094		

Factors Used: (10/1/92 VALUES)
Net Rent: $24.00 osf
Operating Cost: $4.00/osf
Construction Cost to Build a New Building: $177.94/gsf
Land Cost: $4,800,000
Discount Rate: 7.9%

HOUSING PLAN
Federal Building, USPO & Courthouse
Juneau, Alaska
(As of March 1993)

Current and Proposed

Agency	Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
CD NOAA	13,860	99	11,695	99	1,165	1,000
DOT COAST GUARD	42,875	200	33,340	200	2,720	6,815
DOT FED HWY ADMIN	5,215	18	4,815	18	400	-
GSA WCF	3,560	7	-	-	535	3,025
HHS SSA	1,960	6	1,810	6	-	150
HOUSE OF REPS	115	1	100	1	5	10
ID BIA	21,830	175	19,790	175	595	1,445
ID FISH WLF SVC	2,925	20	2,575	20	300	50
ID NPS	505	4	505	4	-	-
IS USGS	1,510	12	1,510	12	-	-
JD FBI	965	3	365	3	600	-
JD US MARSHALS	1,435	4	605	4	300	530
JUD DIST CTS	8,305	8	4,385	8	320	3,600
LD MINE SAFE HLTH	570	1	175	1	395	-
SENATE	1,230	8	1,195	8	15	20
TD IRS	3,210	21	3,210	21	-	-
USDA FHA	845	7	845	7	-	-
USDA FS	38,380	273	35,460	270	720	2,200
USDA OGC	840	4	790	4	20	30
USPS	27,775	51	2,090	18	2,585	23,100
VA	220	1	220	1	-	-
GSA JOINT USE	7,095	4	355	4	370	6,370
GSA PBS FIELD OFC	21,545	5	12,980	5	6,530	2,035
TOTALS	206,770	932	138,815	889	17,575	50,380

Outside Parking Spaces: 257
Inside Parking Spaces: 35

Proposed Office Utilization Rate: 125
(excludes Judiciary and Legislative Branch)
Square footage of Support Space Excluded: 24,135

*Special Space Includes:

Lab/Clinic	4,295
Food Service	4,005
Courtrooms, auditoriums, vaults	5,413
Print Plant	2,940
Conference/Training	3,367
Postal Service Work Area	22,895
ADP	6,215
Loading Dock	1,250
Total	50,380

GSA PBS

PROSPECTUS – ALTERATION
Western Program Service Center, Social Security Administration
1221 Nevin Avenue, Richmond, California

Prospectus Number: PCA-02133
Congressional District: 07

Description:

This prospectus proposes alteration of the Social Security Administration's (SSA) Western Program Service Center (WPSC), at 1221 Nevin Avenue, in Richmond, California. This facility was constructed in 1974 and provides a gross area of 586,605 square feet and an occupiable area of 400,130 square feet of space. It consists of 6 stories and a basement, and houses 1,890 employees of the SSA, the sole tenant. The operation and daily maintenance is delegated to the SSA. The WPSC, one of six major Social Security offices throughout the nation, handles about 12 percent of the agency's business and deals with 4.5 million beneficiaries in 12 western states.

The project will provide extensive corrective waterproofing to the building. Major work elements include replacement of wall panel joints and the perimeter roof system, and waterproofing of the parapet walls. Since submission of the design prospectus to the Congress (on January 29, 1992), water leakage has occurred from the plaza area into the electrical service panel, creating a dangerous situation. A temporary solution to this problem was accomplished through GSA's minor repair and alteration program, and a contract for a permanent solution was awarded by the region on July 31, 1992. Approximately $1.25 million worth of waterproofing work that was described in the design prospectus for this project will be accomplished under this contract and the estimated construction cost has accordingly been reduced from the fiscal year 1993 estimate by $1,259,000. There is additional leakage, however, which will cause continued deterioration of the building structure and must be corrected. This work is included in this prospectus.

Additionally, improvements for the exterior approach walkways and for vandalized exterior features will include rehabilitation of the entry monuments, planters, ground cover, and terrazzo walkways. Upgrades to security systems throughout the building will consist of lock repairs and rekeying to a new master key system, replacement of an electronically controlled entry door locking system, replacement of the first floor intrusion detection system, and additional closed-circuit camera units. The building sustained damage to its elevators as a result of the October 1989 Loma Prieta earthquake. Although the earthquake damage was considered minor and the building was declared safe for occupancy, this building is located in seismic zone 4, which is the zone most vulnerable to seismic activity. The project will strengthen the elevator guide rails for seismic resistance, to protect employees in the event of future earthquake activity.

Under a reimbursable prospectus, No. PCA-02131, funded by SSA in fiscal year 1993, the heating, ventilating, and air-conditioning system at the SSA's WPSC in Richmond is to be modified and the energy management control system will be replaced. Upgrade of the mechanical systems will result in operational and energy efficiency consistent with the goals of the Federal Energy Management Improvement Act of 1988.

Justification:

This project will preserve and upgrade this Federal asset and will maintain and improve the useful life of the building. The proposed project will improve life safety features, operating efficiency, safety of the employees and clients who visit the facility, and the overall comfort and appearance of the WPSC. If the work is not accomplished, deterioration of the building due to continued roof leakage will result in increasingly costly operations and ultimately more costly repairs.

PROSPECTUS – ALTERATION
Western Program Service Center, Social Security Administration
1221 Nevin Avenue, Richmond, California

Prospectus Number: PCA–02133
Congressional District: 07

Justification: (Cont'd)

The overall office utilization rate for the primary office space is 125 square feet per person. This excludes 88,064 square feet of office support space which is used as reception/waiting areas, conference/reference areas, interview rooms, secondary computer workstations and copy areas files. The project will have no effect on the utilization rate.

The 30–year, present value cost of the preferred action is $36,847,000 less than the alternative of construction, or an equivalent annual cost advantage of $3,242,000.

ALTERNATIVES:

LEASE – Under this alternative, the Social Security Administration would be relocated to 400,130 square feet of leased space. Due to the unavailability of a leasable block of space of this size in the area, a lease construction project would be necessary. The 30–year, present value cost of this alternative is $109,273,000.

CONSTRUCTION – This alternative proposes construction of a 400,130 osf new Federal building. The 30–year, present value cost of this alternative is $103,434,000.

ALTERATION – This alternative proposes the alteration of the existing Federal Building. The 30–year, present value cost of this alternative is $66,587,000.

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Provide waterproofing	$2,831,000
Upgrade exterior sitework features	$130,000
Install security improvements	$743,000
Install elevator structural improvements	$38,000
Estimated construction cost*	$3,742,000

Authority Requested in this Prospectus: **$3,742,000**

* Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity.

GSA PBS

PROSPECTUS – ALTERATION
Western Program Service Center, Social Security Administration
1221 Nevin Avenue, Richmond, California

Prospectus Number: PCA–02133
Congressional District: 07

Schedule:

FY 1993 Design Start (Prospectus PDS–93001, approved FY 1993)
FY 1994 Construction Start
FY 1996 Construction Completion

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Western Program Service Center, Social Security Administration
1221 Nevin Avenue, Richmond, California

Prospectus Number: PCA–02133
Congressional District: 07

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term used (yrs)	30	30	30
Occupancy Year	1997	1997	1996
Square feet in analysis			
Leased	–	400,130	–
Government–owned	400,130		400,130
PRESENT VALUE COSTS			
($ x 1,000)			
Net, net rent	–	75,291	–
Construction cost	71,777	–	3,073
Design	4,862	–	358
Management and Inspection	3,319	–	277
Land	5,529	–	–
Less: Building reversion	(23,225)	–	(7,141)
Land reversion	(1,901)	–	(1,901)
Interim housing	10,371	10,371	7,920
Major R&A	10,037	–	10,647
Tenant alterations	7,309	7,309	7,754
Services & utilities	23,128	23,128	24,536
Property taxes, ins.	12,819	12,819	13,599
Property management	7,037	5,946	7,465
Total tax benefits to lessor	–	2,037	–
Disposition–Building	(22,856)	(22,856)	–
Disposition–Land	(4,772)	(4,772)	–
Total			
Present Value Cost	103,434	109,273	66,587
PROPOSAL VALUE	–66,587		
PRESENT VALUE COST ADVANTAGE	36,847		
OR			
EQUIV. ANNUAL COST ADVANTAGE	3,242		

Factors Used (10/1/92 Values):
Net Rent: $20.00/osf
Operating Cost: $4.25/osf
Construction Cost to Build a New Building: Office $156/gsf; Parking $77/gsf
Land Cost: $5,736,176
Discount Rate: 7.9%

HOUSING PLAN
Western Program Center
Richmond, CA
(As of March 1992)

Current and Proposed

Agency	Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF
SSA	400,130	1,890	317,189	1,833	31,969	50,972
Total	400,130	1,890	317,189	1,833	31,969	50,972

Parking: 40 inside parking spaces, 531 outside parking spaces

Current and Proposed Office Utilization Rate (Excluding 88,064 square feet of support space) = 125

*The Special Space Includes:

Lab/Clinic Area	3,345
Food Service Area	17,750
ADP	10,100
Conference/Training Rooms	9,696
Maintenance Shop	1,600
Auditorium	8,481
TOTAL	50,972

PROSPECTUS – DESIGN AND ALTERATION
Federal Building–U.S. Courthouse, San Diego, CA

Prospectus Number: PCA–01673
Congressional District: 44

Description:

This prospectus proposes alteration within the Federal Building–U.S. Courthouse (FB–CT), located at 880–940 Front Street, San Diego, California, to accommodate the expansion requirements of the U.S. district courts. The FB–CT, which was constructed in 1976, consists of two structures, a Federal Building (office wing) and a Courthouse. The two structures are connected by a bridge at their upper levels and currently provide 447,829 occupiable square feet of space and 186,000 occupiable square feet of inside parking. At the completion of this alteration project, the occupiable square footage will be 441,762, a reduction of 6,067 square feet due to the conversion of office space to court space necessitating an increase in corridor areas. The Federal Building structure consists of six stories and two below–grade parking levels; the Courthouse consists of five stories and one below–grade parking level. Additional office space is provided in the connecting bridge. The facility houses 1,812 Federal employees.

This project will realign 24,405 and 8,496 occupiable square feet of space on the fifth and first floor, respectively, of the Courthouse structure, and 23,826 occupiable square feet of space on the fourth floor of the office wing of the FB–CT. Currently, the fifth floor of the Courthouse structure consists of four bankruptcy courtrooms, U.S. attorney space, one grand jury room, and ancillary court space. The bankruptcy courts will vacate the FB–CT and will relocate to the renovated Jacob Weinberger Federal Building; the U.S. attorneys will relocate to realigned space on the fifth floor of the office wing of the FB–CT. In addition, the first floor of the Courthouse presently houses three magistrate courtrooms and chambers and the clerk of the district courts' offices. Three additional magistrate courtrooms and chambers are currently under construction on the first floor and are scheduled to be completed during fiscal year 1993. Finally, the fourth floor of the office wing of the FB–CT provides space for various Federal agencies, such as administrative offices of the bankruptcy courts, Department of the Treasury, Department of Justice, Department of Health and Human Services, Small Business Administration (SBA), Office of Personnel Management (OPM), and the U.S. Tax Court. These Federal agencies will be relocating to leased space.

This project will convert the space on the fifth floor of the FB–CT into four district courtrooms, four judges' chambers, one visiting judge's chamber, and ancillary district court space. None of the existing bankruptcy courtrooms meet the March 1991 U.S. Court's Design Guide Standards for a district courtroom. The entire fifth floor will be demolished and realigned, primarily because the spatial and configuration requirements for district courtrooms are distinctly different than the current floor layout for bankruptcy courtrooms. The two prisoner elevators, the judges' elevator, and two of the six exit stairways of the Courthouse structure terminate at the fourth floor; these elevators and stairways will be extended to the fifth floor. The mechanical and electrical systems will be upgraded and integrated into the existing systems of the building. The project will also bring the fifth floor in compliance with the Uniform Federal Accessibility Standards (UFAS).

In addition to the fifth floor realignment, this project proposes to relocate the district clerk's office from the first floor of the Courthouse structure to the fourth floor of the office wing to allow for the build–out of two additional magistrate courtrooms and chambers. The first floor of the FB–CT will then provide a total of eight magistrate courtrooms. A portion of the fourth floor in the office wing, 23,826 square feet, will be realigned to accommodate the clerk of the district courts' requirements through the year 1996.

PROSPECTUS – DESIGN AND ALTERATION
Federal Building–U.S. Courthouse, San Diego, CA

Prospectus Number: PCA–01673
Congressional District: 44

Description: (Cont'd)

Timing of this project is critical and is driven by the space requirements of the district courts. The four additional courtrooms on the fifth floor are needed to accommodate one new district judge, expected to be appointed in 1993 as a result of the Omnibus Judgeship Act of 1990, and to house the replacement of three judges expected to take senior status, one in 1994 and two in 1995. The two additional magistrate courtrooms on the first floor are needed to accommodate two new magistrate judges, anticipated to be appointed in 1993 and 1994, respectively.

There are currently 12 district courtrooms, 4 bankruptcy courtrooms, and 6 magistrate courtrooms in the FB–CT for a total of 22 courtrooms. At the completion of the proposed project, there will be 16 district and 8 magistrate courtrooms, for a total of 24 courtrooms. The district and magistrate court's short–term requirements will be met at least through the year 1996. The net increase in the number of courtrooms in the building is associated with the build–out of the 2 additional magistrate courtrooms on the first floor of the Courthouse structure.

	CURRENT NUMBER OF COURTROOMS FB–CT	PROPOSED NUMBER OF COURTROOMS FB–CT
District	12	16
Magistrate	6	8
Bankruptcy	4	0
TOTAL	22	24

Justification:

The district courts' caseload in San Diego is one of the heaviest in the nation, and it is continuing to grow. The emphasis has changed from civil to criminal over the last few years, establishing the need for additional courtrooms that can accommodate prisoner security and additional gallery space. The current criminal caseload per judge in San Diego is 170 per year, which is a 68 percent increase over the last seven years. The district courts will be short one courtroom in the courthouse when a new district judge is appointed in 1993, and three district judges will be eligible for senior status, one in 1994 and two in 1995.

The existing bankruptcy courtrooms and chambers do not meet the U.S. Courts' Design Guide area requirement for a district courtroom of 2,400 occupiable square feet of space. Two of the existing courtrooms have an area of 1,800 occupiable square feet each, one has an area of 1,590 occupiable square feet, and the fourth has an area of 1,200 occupiable square feet. This project will realign the space on the fifth floor to increase the size of the courtrooms, will upgrade the space to be in compliance with UFAS, and will improve the building's vertical transportation.

PROSPECTUS – DESIGN AND ALTERATION
Federal Building–U.S. Courthouse, San Diego, CA

Prospectus Number: PCA–01673
Congressional District: 44

Justification: (Cont'd)

In addition, the need for two new magistrate judges was triggered pursuant to the Civil Justice Reform Act, which designated the Southern District Court in January 1992 as a pilot district court. This Act, which is aiming for an early resolution of civil cases, impacted the magistrate judges' caseload, both in the number of cases and in the time spent per case. These alterations are therefore necessary to accommodate the district and magistrate courts' immediate expansion requirements through 1996.

Currently, the clerk of the district courts is housed partially on the first floor of the Courthouse wing and in scattered offices throughout the office wing portion of the FB–CT. The realignment of the 23,826 occupiable square feet on the fourth floor of the office wing would not only consolidate the district clerk's space on one floor but also provide expansion space for this office through the year 1996.

The 30–year, present value cost of this alternative is $17,048,000 less than the next least costly alternative of Federal construction, or an equivalent annual cost advantage of $1,500,000.

Alternatives:

CONSTRUCTION – This alternative proposes the construction of a 441,762 occupiable square foot facility to house Federal employees currently located in the FB–CT. The 30–year, present value cost for this alternative is $95,687,000.

LEASE – This alternative proposes the leasing of 441,762 occupiable square feet of space for housing Federal employees currently located in the FB–CT. The 30–year, present value cost of this alternative is $156,582,000.

ALTERATION – This alternative proposes the alteration of the fifth and the first floor of the Courthouse structure of the FB–CT for the district and magistrate courts, and the fourth floor of the office wing of the FB–CT for the clerk of the district court. The 30–year, present value cost of this alternative is $78,639,000.

Recommendation:

ALTERATION is recommended.

Major Alteration Work Item:

Provide tenant improvements and space realignment	$5,693,000
Upgrade mechanical, electrical, and conveying systems	3,998,000
Superstructure, exterior closure, and roofing	1,332,000
Estimated Construction Cost	$11,023,000
Design	$641,000

GSA PBS

PROSPECTUS – DESIGN AND ALTERATION
Federal Building–U.S. Courthouse, San Diego, CA

Prospectus Number: PCA–01673
Congressional District: 44

Authority Requested in this Prospectus $11,644,000*

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity. Also, it is anticipated that the tenant agencies will fund for an additional amount for space alterations above those normally provided by GSA.

Schedule:

FY 1993 Design Start
FY 1994 Construction Start
FY 1995 Occupancy

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – DESIGN AND ALTERATION
Federal Building–U.S. Courthouse, San Diego, CA

Prospectus Number: PCA–01673
Congressional District: 44

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used(yrs)	30	30	30
Occupancy Year	1998	1998	1995
Square Feet in analysis	441,762	441,762	441,762
PRESENT VALUE COSTS ($ x 1,000)			
Net, net Rent	–	136,134	–
Construction cost	81,274	–	9,468
Design	3,280	–	594
Management & Inspection	4,182	–	789
Land	6,365	–	–
Less: Building reversion	(27,031)	–	(17,101)
Land reversion	(2,271)	–	(1,227)
Interim housing	16,538	16,538	6,983
Major R & A	10,431	–	12,456
Tenant alterations	7,596	7,596	9,071
Services & utilities	27,098	27,098	32,357
Property taxes, ins.	13,832	13,832	16,517
Property management	7,313	6,179	8,732
Total tax benefits to lessor	–	2,125	–
Disposition–Building	(49,953)	(49,953)	–
Disposition–Land	(2,967)	(2,967)	–
Total Present Value Cost	95,687	156,582	78,639
PROPOSAL VALUE	-78,639		
PRESENT VALUE COST ADVANTAGE	17,048		
OR			
EQUIV. ANNUAL COST ADVANTAGE	1,500		

Factors Used: (10/1/92 Values)
Net Rent: $33.80/osf
Operating Cost: $4.80/osf
Construction Cost to Build a New Building: $155/gsf (plus $70/gsf for inside parking)
Land Cost: $6,851,794
Discount Rate: 7.99%

HOUSING PLAN
Federal Building-U.S. Courthouse, San Diego, CA
(As of October 1992)

Current						Location/Agencies	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total **OSF	Total Pers.	Office OFS	Office Pers.	Storage OSF	Special OSF*
71,590	581	61,762	579	2,662	7,166	Treasury	56,822	482	49,426	480	1,830	5,566
35,509	35	8,054	34	8,466	18,989	GSA	33,044	29	7,299	28	8,466	17,279
167,122	705	131,363	705	11,704	24,055	Justice	157,914	746	122,885	746	11,247	23,782
133,536	211	76,799	211	2,810	53,927	Judicial	168,639	214	84,740	214	5,530	78,369
3,356	15	3,356	15	-	-	OPM	-	-	-	0	0	-
19,106	113	17,747	113	610	749	HHS	17,037	100	15,895	100	610	532
6,314	46	4,870	46	337	1,107	Navy	6,314	46	4,870	46	337	1,107
627	4	627	4	-	-	Agriculture	627	4	627	4	-	-
7,425	51	7,131	51	294	-	SBA	-	-	-	-	-	-
1,879	11	834	11	-	1,045	U.S. Tax Court	-	-	-	-	-	-
1,365	40	1,183	40	108	74	Transportation	1,365	40	1,183	40	108	74
447,829	1,812	313,726	1,809	26,991	107,112	TOTALS	441,762	1,661	286,925	1,658	28,128	126,709

Current office utilization rate = 138
(Excluding Judicial and 15,686 square feet of Support Space)

Number of inside parking spaces = 620

Proposed Office Utilization Rate = 124
(Excluding Judicial and 23,954 square feet of Support Space)

Number of inside parking spaces = 620

*Special Space includes

Lab/Clinic	8,817
Food Service	11,585
Courtrooms, Chambers	74,955
AOP	6,521
Conference/Training	5,105
Hearing Rooms	9,435
Sallyport, Dockspace	10,291
TOTAL	126,709

**The total occupiable square feet of the building will be reduced by 6,067 square feet, resulting from the conversion of office space to court space and from the increase in public areas.

GSA PBS

PROSPECTUS - ALTERATION
Federal Office Building 6, Washington, DC

Prospectus Number: PDC-00103

Description:

This prospectus requests construction funding for the modernization of Federal Office Building 6 (FOB 6), located at 400 Maryland Avenue, SW., Washington, DC. FOB 6 currently provides 643,000 gross square feet and 359,778 occupiable square feet of space, and 208 inside parking spaces. The two major tenants in the building are the Department of Education (DoEd) and the National Aeronautics and Space Administration (NASA). DoEd occupies 202,705 occupiable square feet and NASA occupies 142,739 occupiable square feet of space. The General Services Administration (GSA) also maintains a small field office in the building, consisting of 14,334 occupiable square feet of space.

The modernized FOB 6 will provide quality space for housing DoEd and provide continued housing for the GSA field office in Government-owned space. NASA will permanently vacate FOB 6 in June 1993, to relocate to a new leased facility in Washington, DC. The NASA consolidation was proposed in prospectus PDC-89W14, approved by the House Committee on Public Works and Transportation on October 13, 1988. As part of the consolidation, NASA will also vacate approximately 200,000 occupiable square feet of space in Federal Office Building 10B (FOB 10B); the DoEd elements currently housed in FOB 6 will occupy FOB 10B as swing space, leaving the entire FOB 6 building vacant for the modernization project.

FOB 6, completed in 1961, is a concrete structure composed of 7 floors, a penthouse, and two basement levels. The mechanical and electrical systems in FOB 6 are over 30 years old, outdated, and undersized for current loads and demands. The building systems will be redesigned to take advantage of modern equipment and energy efficiency. The systems requiring replacement include the chiller plant, cooling tower, heating system, air distribution system, temperature control system, switchgear, and domestic water pump. In addition, electrical distribution must be updated to provide for modern telecommunications and computer systems wiring.

The operations of the one freight and eight passenger elevators are the source of frequent tenant complaints; response time is very poor. Control systems are out of date and do not maximize the elevator capacity. The elevator systems and cabs will be replaced. Asbestos-containing materials, located throughout the building, will be removed. The existing fire alarm system will be replaced. Existing toilet rooms will be upgraded to meet mandatory handicapped accessibility standards. The existing building spaces are poorly configured. This project proposes to redesign the spaces to provide open office space layouts with minimal partitioning. This will maximize the usable area in the building.

Implementation of this project will necessitate vacating large blocks of space in FOB 6 to allow for shutting down and replacing building systems. GSA has determined that the most efficient and least disruptive way to provide swing space is to coordinate the construction with the NASA relocation. NASA is now vacating both FOB 6 and FOB 10B as a part of the approved lease prospectus project, a process expected to be completed in June 1993. DoEd will vacate the remainder of FOB 6 and relocate to FOB 10B during the modernization of FOB 6. FOB 10B is an ideal location for swing space because it is close to DoEd's other major locations. DoEd's complete vacancy of FOB 6 will enable the modernization project to be accomplished in one 3-year phase. The single-phase project will reduce both the construction cost and time, while causing minimal disruption to the client agency.

The current overall office utilization rate for all current tenants of FOB 6 is 170 occupiable square feet per person. The proposed overall and primary office utilization rates for the renovated FOB 6 will be determined after design is completed. At that time, the amount of space available as well as its configuration will help determine which DoEd elements will backfill NASA's space in the renovated facility. It is anticipated that space will be utilized in a manner that conforms as closely as possible to GSA's space standards.

PROSPECTUS - ALTERATION
Federal Office Building 6, Washington, DC

Prospectus Number: PDC-00103

Justification:

The NASA consolidation presents a unique opportunity to renovate the building with minimal swing space costs. The building can be vacated by swinging the DoEd elements currently housed there to FOB 10B after that building is also vacated by NASA. FOB 6 must be completely vacated in order to perform the modernization.

The relocation of other DoEd elements from either Government-owned or leased space to the modernized FOB 6 will greatly improve coordination, reduce the amount of personnel time lost due to travel between buildings, eliminate redundant facilities, and provide a high quality work environment for the consolidated DoEd personnel.

Modernization of FOB 6 is required to extend the useful life of the building, maintain the continuity of Government operations, and bring the facility in line with applicable codes, public law requirements, and national policy. The reinforced concrete structural frame is in good condition, and should be serviceable for decades to come. However, many of the building systems are outdated.

The mechanical and electrical systems in FOB 6 are over 30 years old and undersized for current loads and demands. Parts are worn and obsolete. The controls have deteriorated and are non-functional, making the systems inefficient. The interior and exterior finishes have deteriorated and require updating. The lighting and cable management systems are inefficient and require upgrading. The toilets require refurbishing to conform to current standards. The domestic water system is deteriorated and requires replacement. Maintenance of these obsolete and worn systems is time intensive, requires substantial periods of downtime, and results in frequent and prolonged inconvenience to tenants.

Public Law 101-136 appropriated $2,550,000 in fiscal year 1990 for the design of alterations to FOB 6. The design will be updated to allow a complete modernization of FOB 6 since NASA's vacancy of FOB 10B will allow DoEd to completely vacate FOB 6 for the proposed project.

GSA intends to retain this building in its inventory. With a 1.1 percent vacancy rate in the GSA inventory in the National Capital Region, the building is required for continued housing of Federal agencies. By modernizing this building, GSA will be able to ensure its long-term use for the Federal Government. This is an integral part of GSA's long-range strategy to increase the percentage of Government-owned space by acquiring new buildings and by improving and maintaining existing buildings already in the inventory.

The 30-year, present value cost of alteration is $12,416,000 less than the cost of constructing a new building on the same site, or an equivalent annual cost advantage of 1,092,000.

Alternatives:

ALTERATION - This alternative proposes the complete modernization of FOB 6. The 30-year, present value cost of this alternative is $88,318,000.

CONSTRUCTION - This alternative envisions construction of a new facility on the site of FOB 6, which would be demolished. The 30-year, present value cost of this alternative is $100,734,000.

LEASE - This alternative proposes leasing to meet the agency's needs. The 30-year, present value cost of this alternative is $107,246,000.

GSA **PBS**

PROSPECTUS - ALTERATION
Federal Office Building 6, Washington, DC

Prospectus Number: PDC-00103

Recommendation:

ALTERATION is recommended.

Approval of this prospectus will also constitute authority to extend the present leases, if necessary, prior to the completion of the modernization project, for those tenants currently housed in leased space that may be identified to relocate to the renovated FOB 6.

Occupants: ..... DoEd, GSA

Cost:

Estimated Construction Cost* $56,500,000

Authority requested in this prospectus:** $56,500,000

*The estimated total project cost is based on conceptually developed alteration plans. Design solutions and business decisions throughout the project cycle will determine the final solutions and construction details of this proposed alteration project.

**Management and inspection, and construction supervision are funded in a single design and construction services budget activity. Also, it is anticipated that the tenant agency will fund an additional amount for space alterations above the standard normally provided by GSA.

Schedule:

FY 1993	Design Completion
FY 1994	Construction Award
FY 1997	Occupancy of renovated FOB 6

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 2 5 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

PROSPECTUS - ALTERATION
Federal Office Building 6, Washington, DC

Prospectus Number: PDC-00103

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1998	1997	1997
Square feet in analysis			
Leased	-	359,778	-
Government-owned	359,778	-	359,778
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent	-	110,005	-
Construction Cost	58,611	-	45,028
Design	3,907	-	3,050
Management and Inspection	2,784	-	2,350
Less: Building reversion	(19,829)	-	(20,602)
Land reversion	(35,076)	-	(35,076)
Interim housing	9,679	7,883	7,883
Major R&A	8,495	-	9,025
Tenant alterations	6,187	6,572	6,572
Services & utilities	36,935	39,238	39,238
Property taxes, Insurance	23,085	24,523	24,523
Property management	5,956	5,346	6,327
Total tax benefits to lessor	-	1,726	-
Disposition - Building	-	(1)	-
Disposition - Land	-	(88,046)	-
Total Present Value Cost	100,734	107,246	88,318
PROPOSAL VALUE	-88,318		
PRESENT VALUE COST DISADVANTAGE	(12,416)		
OR			
EQUIV ANNUAL COST DISADVANTAGE	(1,092)		

Factors Used (10/1/92 Values):
Net Rent: $31.00 /osf
Operating Cost: $8.00 /osf
Construction Cost to Build a New Building: $140/gsf (office) $56/gsf (parking)
Land Cost: $105,840,000
Discount Rate: 7.5%

HOUSING PLAN

Federal Office Building 6, Washington, DC

(As of March 1992)

	Current*					
Agency	Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF
DoEd	202,705	1,107	181,915	1,107	6,215	14,575
GSA	14,334	16	405	6	300	13,629
NASA	142,739	735	129,605	719	564	12,570
TOTALS	359,778	1,858	311,925	1,832	7,079	40,774

Parking: 208 inside spaces
45 outside spaces

Current Office Utilization Rate: 170

*DoEd is proposed to occupy all space in the building which currently houses NASA, as well as any additional space recaptured through renovations and open office space layouts. Total personnel to be housed and classification of space will be determined based on the requirements of DoEd elements, currently housed at other locations, which will backfill the modernized facility.

GSA **PBS**

PROSPECTUS - ALTERATION
Heating Plant Stacks, Washington, DC

Prospectus Number: PDC-00015

Description:

This alteration prospectus proposes design and construction of modifications to the Central and West Heating Plants in Washington, DC, to improve air quality. A new stack system extending between 175 feet and 200 feet above ground level and connecting ductwork for both the Central and West Heating Plants would bring operations into compliance with the National Ambient Air Quality Standards (NAAQS). Diffusion modeling conducted by the Environmental Protection Agency (EPA) indicated violations of NAAQS for sulfur dioxide due to burning coal and fuel oil. This is due in part to the present short stack height at both plants, resulting in a downwash effect. The General Services Administration (GSA), EPA, and the District of Columbia (DC) have agreed that the proposed modifications will bring the plants into compliance with NAAQS, subject to the completion of an ongoing Environmental Impact Statement that would support the construction of such a stack configuration.

The GSA District Heating System provides steam for heating and hot water to nearly 100 downtown Federal and quasi-governmental buildings. The Central Heating Plant at 13th and C Streets, SW., constructed in 1933, went into service in January 1934 as part of the underground steam distribution system. As the demand for steam increased, the West Heating Plant, located at 29th and K Street, NW., was constructed in 1948. The two plants are connected by steam distribution piping to form a coordinated system. The District Heating System has been operated continuously by Government personnel since its inception without a shutdown.

As part of normal operations and upgrading, the Heating Plants have undergone a series of modifications and retrofitting to existing boilers and other structures. Such alterations require obtaining permits from the District of Columbia, Department of Consumer and Regulatory Affairs (DCRA). DCRA administers permits within the District of Columbia under authority of the Clean Air Act. It has been demonstrated by computer modeling that the ground level concentrations of sulfur dioxide need to be reduced to be in compliance with NAAQS. DCRA cannot issue permits for needed boiler renovations while GSA is in violation of NAAQS. The method of compliance required an agreement between DCRA, EPA and GSA. The three agencies have agreed on increased stack heights as a solution to the problem.

Justification:

This project will allow for the continued uninterrupted operation of the District Heating System by bringing the plants within acceptable limits for sulfur dioxide emissions. This will enable GSA to retain a multi-fuel capacity to serve its client agencies. The project will provide GSA with the ability to burn coal, oil and gas in combination based on circumstances.

As a result of diffusion modeling, EPA recommended that the District of Columbia be designated as an area of non-attainment for sulfur dioxide. A non-attainment designation would result in operating permits being withheld by the District of Columbia, thus making the plants unusable to the Government. The District of Columbia would be compelled to take this action in order to avoid economic penalties that are levied against the states for not enforcing compliance. The proposed project would avoid this situation.

GSA PBS

PROSPECTUS - ALTERATION
Heating Plant Stacks, Washington, DC

Prospectus Number: PDC-00015

Justification (cont'd):

The District Heating System is structurally sound. The proposed work will enhance operational efficiency, preserve a Federal asset, and increase its utility. Energy will be conserved by allowing the DC government to complete the necessary permitting process for previously funded boiler renovations that would provide for more efficient fuel burning. Services essential to the operation of numerous Federal and other institutional buildings will be maintained.

Alternatives:

The proposed alternative is the most time effective solution to obtain compliance with the NAAQS, subject to the completion of the Environmental Impact Statement.

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Construct new stacks $11,141,000

Alteration Authority Requested in this Prospectus*: $11,141,000

Schedule:

FY 1994 Design/Construction

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity.

Statement of Need:

It has been determined that the practical solution to eliminating the identified building operational problems is to proceed with the modifications indicated above.

Submitted at Washington, DC, on MAR 25 1993

Recommended: P. Gerald Kiracher
Commissioner, Public Buildings Service

Approved:
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Martin Luther King Jr. Federal Building
Atlanta, GA

Prospectus Number: PGA-00073
Congressional District: 5

Description:

This alteration prospectus proposes to remodel approximately 49,000 square feet of space in the Martin Luther King Jr. Federal Building (MLK–FB). The MLK–FB, located at 77 Forsyth Street in Atlanta, GA, was constructed in 1931 and is potentially eligible for listing on the National Register of Historic Places. The seven–story building has a gross area of 291,025 square feet and an occupiable area of 224,814 square feet. The building houses 1,242 employees of multiple Federal agencies. The primary tenants are the Corps of Engineers, Military Enlistment Processing Station, Immigration and Naturalization Service, and the Department of Agriculture.

In late 1991, the Federal Bureau of Investigation (FBI) relocated from the MLK–FB to a leased facility because of special security requirements that could not be met in the MLK–FB. The FBI vacated approximately 40,500 occupiable square feet of space on the 5th, 6th and 7th floors. The Bureau of Alcohol, Tobacco and Firearms (ATF), currently housed in a leased facility located at 101 Marietta Street, will utilize 17,800 square feet of space in the building for 102 employees. Approximately 22,700 square feet of space will be used by Federal agencies requiring space for special activities prior to and during the 1996 Olympics. After the 1996 Olympics, a Federal agency will be moved from leased space into the MLK–FB.

In addition to remodeling space, other improvements on the entire 5th, 6th and 7th floors include asbestos abatement, the installation of energy efficient lighting, and a new heating, ventilating, and air conditioning system. An existing elevator shaft will be extended beyond the 4th floor, to provide service to the 5th through 7th floors, and a new elevator will be installed.

On a building–wide basis, rest rooms, elevators and entrances to the MLK–FB will be brought into compliance with the Uniform Federal Accessibility Standards (UFAS). Fire and life safety improvements for the entire building include an emergency power generator and installation of sprinkler systems in the vacated FBI space. Energy efficiency improvements include replacement of all windows and improving attic insulation.

In addition, approximately 8,500 square feet of vacant basement space will be converted to storage space for use by building tenants.

The primary office space utilization rate, excluding 13,749 square feet of support space, is 125 square feet per person. The support space is for public waiting and reception areas and for office files.

Justification:

The proposed project will preserve a Government asset and increase its value and utility. Further, it will ensure that space vacated by the FBI will be put to productive use and eliminate the vacant Government–owned space.

The project will also provide needed improvements to the building's fire and life safety systems, and modifications will be made to bring the entire building into compliance with UFAS.

The 30–year, present value cost of the proposed action is $14,382,000 less than the alternative of construction or an equivalent annual cost advantage of $1,265,000.

GSA PBS

PROSPECTUS – ALTERATION
Martin Luther King Jr. Federal Building
Atlanta, GA

Prospectus Number: PGA–00073
Congressional District: 5

Alternatives:

CONSTRUCTION – This alternative provides for the construction of a 224,814 occupiable square foot Federal facility. The 30–year, present value cost of this alternative is $55,894,000.

LEASE – This alternative provides for the lease of 224,814 occupiable square feet of space. The 30–year, present value cost of this alternative is $60,910,000.

ALTERATION – This alternative proposes renovation of the MLK–FB. The 30–year, present value cost of this alternative is $41,512,000.

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Remodel space	$3,814,000
Replace windows	2,027,000
Upgrade HVAC systems	415,000
Install fire safety features	973,000
Replace asbestos containing material	563,000
Install new elevator	491,000
Upgrade plumbing systems	301,000
Upgrade grounds and approaches and exterior wall	452,000
Install energy management systems	677,000
Provide emergency power	122,000
Install new lighting	113,000
Provide attic insulation	45,000
Improve handicapped accessibility facilities	20,000
Provide Art in Architecture	50,000
Estimated Construction Cost	$10,063,000

Alteration Authority Requested in this Prospectus*: $10,063,000

Schedule:

FY 1993 Design Start (Prospectus PDS–93001 approved fiscal year 1993)
FY 1994 Construction Start
FY 1996 Occupancy

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity. Also, it is anticipated that the tenant agencies will fund for an additional amount for space alterations above the standard normally provided by GSA.

GSA PBS

PROSPECTUS – ALTERATION
Martin Luther King Jr. Federal Building
Atlanta, GA

Prospectus Number: PGA–00073
Congressional District: 5

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

MAR 25 1993

Submitted at Washington, DC, on _____

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Martin Luther King Jr. Federal Building
Atlanta, GA

Prospectus Number: PGA–00073
Congressional District: 5

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	R&A
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1997	1996	1996
Square feet in analysis			
Leased	–	224,814	–
Government–owned	224,814	–	224,814
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent	–	40,593	–
Construction Cost	30,226	–	8,264
Design	2,206	–	818
Management & Inspection	1,989	–	718
Land	9,290	–	–
Less: Building reversion	(10,483)	–	(3,592)
Land reversion	(3,315)	–	(3,201)
Interim Housing	6,260	4,789	4,789
Major R&A	5,639	–	5,982
Tenant alterations	4,107	4,357	4,357
Services & Utilities	13,485	14,306	14,306
Property taxes, insurance	4,597	4,877	4,877
Property management	3,954	3,544	4,194
Less: Building disposition	(4,028)	(4,179)	–
Land disposition	(8,033)	(8,335)	–
Total tax benefits to lessor	–	958	–
Total Present Value Cost	55,894	60,910	41,512
PROPOSAL VALUE	-41,512		
PRESENT VALUE COST ADVANTAGE	14,382		
OR			
EQUIV. ANNUAL COST ADVANTAGE	1,265		

Factors Used: (10/1/92 VALUES)
Net Rent: $16.00 osf
Operating Cost: $4.40/osf
Construction Cost to Build a New Building: $119/gsf
Land Cost: $10,000,000
Discount Rate: 7.9%

HOUSING PLAN

Martin Luther King, Jr. Federal Building

(As of March 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
12,313	87	11,363	87	0	950	USAF	5,813	44	4,863	44	0	950
49,286	325	45,307	325	0	3,979	USA-COE	49,286	325	45,307	325	0	3,979
34,782	230	20,312	230	0	14,470	USA Mil Enlist	34,782	230	20,312	230	0	14,470
25,316	185	24,453	185	0	863	USDA	25,316	185	24,453	185	0	863
20,633	0	9,718	0	4,803	6,112	GSA	20,633	0	9,718	0	4,803	6,112
1,300	0	0	0	1,300	0	HUD	1,300	0	0	0	1,300	0
2,443	10	1,300	10	0	1,143	JO-DEA	2,443	10	1,300	10	0	1,143
2,123	8	1,055	8	0	1,068	JO-EIR	2,123	8	1,055	8	0	1,068
26,916	173	24,580	173	1,635	701	JO-INS	33,416	218	31,080	218	1,635	701
0	0	0	0	0	0	JO-FBI	9,917	56	9,917	56	0	0
0	0	0	0	0	0	ATF	17,806	102	13,040	102	1,477	3,289
0	0	0	0	0	0	Census**	21,979	169	21,079	169	900	0
49,702	0	35,471	0	5,877	8,354	Vacant	0	0	0	0	0	0
224,814	1,018	173,559	1,018	13,615	37,640	TOTALS	224,814	1,347	182,124	1,347	10,115	32,575

Current Office Utilization Rate: 140

Proposed Office Utilization Rate: 125

Square footage of support space excluded: 13,749

**The Census Bureau will move into the MLKJ-FB in 1996. This space will be used for the Special Forces for the 1996 Olympics until 1996.

Special Space:

ADP	4,662
Conference/Training	7,795
Food Service	5,819
Structurally Changed	3,543
Lab/Clinic	8,756
Light Industrial	2,000
Total	32,575

GSA PBS

PROSPECTUS – ALTERATION
Federal Records Center – Chicago, IL

Prospectus Number: PIL–02091
Congressional District: 03

Description:

This alteration prospectus proposes improvements to the Federal Records Center (FRC), located at 7358 South Pulaski Road, Chicago, IL. Constructed in 1975, the FRC houses the National Archives and Records Administration (NARA) and has an occupiable area of 173,340 square feet, most of which is utilized as warehouse space for storage of significant U.S. Government archives and records.

The proposed project will replace the existing rooftop heating, ventilating, and air–conditioning (HVAC) units at the FRC with new units to be located in separate enclosures adjacent to the existing facility. A total of eight mechanical rooms, each approximately 16 feet by 32 feet with a floor area of 512 square feet, will be constructed along the perimeter of the FRC. These mechanical rooms will be designed to be unobtrusive to the existing facility, with the height of the mechanical rooms matching the height of the storage building in order to maintain visual continuity. Roof replacement will follow the removal of the existing rooftop HVAC units.

Justification:

The existing rooftop HVAC units at the FRC are deteriorated and have reached the end of their useful lives. In addition, leakage from these units along with rainfall has precipitated the deterioration of the roof. Inadequate drainage has caused the infiltration of water through the roof and the collection of excessive moisture. This has resulted in the damage of records in the warehouse area and the deterioration of walls and rusting of beams and pipes. Due to these problems, the building has sustained high maintenance and operating costs. The proposed alteration project will remedy the existing roofing problems, preventing further records damage, and will improve the energy efficiency of the entire facility. The new HVAC units will also provide a better, more efficient air distribution system. Since the FRC is well suited to the needs of its primary tenant, GSA intends to retain this building for the long term.

The 30–year, present value cost of alteration is $5,158,000 less than the new construction alternative, or an equivalent annual cost advantage of $454,000.

Alternatives:

CONSTRUCTION –This alternative provides for the construction of a new FRC containing 173,340 occupiable square feet to house NARA. The 30–year, present value cost of this alternative is $27,157,000.

LEASE – This alternative provides for a lease of 173,340 occupiable square feet to house NARA. The 30–year, present value cost of this alternative is $35,924,000.

ALTERATION – This alternative would implement the above–described work at the FRC. The 30–year, present value cost of this alternative is $21,999,000.

GSA PBS

PROSPECTUS – ALTERATION
Federal Records Center – Chicago, IL

Prospectus Number: PIL–02091
Congressional District: 03

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Install new HVAC units, ductwork, piping & controls	$1,844,000
Install new roof membrane, insulation & flashing	1,011,000
Construct HVAC unit enclosures	524,000
Total Estimated Design/Build Cost*:	$3,379,000

Design/Build Authority Requested in this Prospectus: $3,379,000

Schedule:

FY 1994 Design/Build Award
FY 1995 Construction Completion

*The construction contract will be a single contract which includes design, construction, construction management, overhead, and profit. In addition, GSA will incur a management cost for this project to be funded in the design and construction services budget activity.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet the need within the timeframe required.

MAR 25 1993

Submitted at Washington, DC, on _____

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Federal Records Center – Chicago, IL

Prospectus Number: PIL–02091
Congressional District: 03

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1996	1995	1996
Square Feet in analysis			
Leased	–	173,340	–
Government–owned	173,340	–	173,340
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent	–	22,199	–
Construction cost	15,029	–	2,537
Design	1,235	–	198
Management & inspection	1,185	–	184
Land	966	–	–
Less: Building reversion	(5,256)	–	(2,290)
Land reversion	(345)	–	(345)
Interim housing	2,111	1,433	2,111
Major R & A	1,253	–	1,253
Tenant alterations	1,253	1,328	1,253
Services & utilities	6,769	7,172	6,769
Property taxes and insurance	7,822	8,287	7,822
Property management	2,507	2,656	2,507
Total tax benefits to lessor	–	497	–
Disposition – Building	(6,474)	(6,716)	–
Disposition – Land	(898)	(932)	–
Total Present Value Cost	27,157	35,924	21,999
PROPOSAL VALUE	-21,999		
PRESENT VALUE COST ADVANTAGE	5,158		
OR			
EQUIV. ANNUAL COST ADVANTAGE	454		

Factors Used: (10/1/92 Values)
Net Rent: $13/osf
Operating Cost: $3/osf
Construction Cost to Build a New Building: $94/gsf
Land Cost: $1,040,000
Discount Rate: 7.9%

HOUSING PLAN

Federal Records Center, Chicago, IL

(as of November 1991)

Current & Proposed

Agency	Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
NARA	173,340	92	9,934	31	142,209	21,197
TOTAL	173,340	92	9,934	31	142,209	21,197

The utilization rate is not applicable due to the building being used primarily as a storage facility.

*Special space includes:

Cafeteria	698
Auditorium	4,921
Loading dock	15,578
Total	21,197

GSA PBS

PROSPECTUS – ALTERATION
John C. Kluczynski Federal Building, Chicago, IL

Prospectus Number: PIL–02363
Congressional District: 07

Description:

This prospectus proposes renovation of the John C. Kluczynski Federal Building (JCK), located at 230 South Dearborn Street in Chicago, IL. This building was constructed in 1974, rises 43 stories above ground with a gross area of 1,178,471 square feet and an occupiable area of 727,269 square feet plus 11 inside parking spaces. The building houses nearly 5,000 Federal employees,with the primary tenants being the Internal Revenue Service (IRS), the Department of Labor, and the General Services Administration (GSA).

The proposed modernization project will realign and remodel 12 floors in the JCK Building which are currently occupied by IRS. In addition, IRS will occupy three floors which were vacated by the Environmental Protection Agency when it relocated to the new Ralph Metcalfe Building at 77 West Jackson Boulevard.

IRS currently occupies space scattered on 18 floors in the JCK Building with less than optimal adjacency and spatial relationships. Under this prospectus, IRS will realign its divisions in order to fully utilize its expansion space and to create more efficient adjacencies. When the project is completed, IRS will be consolidated onto 15 floors.

During the renovations, IRS will vacate about 20,000 square feet of space and will relocate one activity temporarily to leased space. The lease will be below prospectus level authority. Then, two floors will be vacant at all times which will allow the renovations to proceed unencumbered. Upon completion of the renovations, the IRS component will move back into the JCK Building.

In addition to the IRS renovations, GSA will modernize the space including energy efficient lighting, new ceilings, heating, ventilating, and air–conditioning improvements, floor coverings, and partitioning. Raised flooring will be installed in those areas that are computer intensive.

The primary office utilization rate, excluding 80,000 square feet of support space, will be 123 square feet per person. The support space will be used as public waiting and reception areas, classrooms, shared workstations, copying areas, conference rooms, and files storage within office space.

Justification:

Implementation of this project will better serve the mission of IRS by providing more efficient adjacencies in a modern office environment. The building improvements will provide a more energy efficient building while replacing discontinued ceiling and partition systems. The modernization will be sensitive in preserving the architectural significance of the Federal Center.

The 30–year, present value cost of this alternative is $36,650,000 less than the alternative of new construction, or an equivalent annual cost advantage of $3,225,000.

Alternatives:

ALTERATION – The 30–year, present value cost of renovating the John C. Kluczynski Federal Building is $148,733,000.

LEASE – Under this alternative, 727,269 occupiable square feet of space would be leased to house tenants currently in the JCK Building. The 30–year, present value cost of this alternative is $254,646,000.

CONSTRUCTION – This alternative proposes construction of a 727,269 occupiable square foot Federal building. The 30–year, present value cost of this alternative is $185,383,000.

GSA PBS

PROSPECTUS – ALTERATION
John C. Kluczynski Federal Building, Chicago, IL

Prospectus Number: PIL–02363
Congressional District: 07

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Upgrade electrical system	$ 4,591,000
Upgrade HVAC system	2,653,000
Remodel computer space	914,000
Improve handicapped accessibility	804,000
Remodel office space	4,452,000
Estimated Construction Cost	$13,414,000

Alteration Authority Requested in this Prospectus* **$13,414,000***

Schedule:

FY 1993 Design Start (Prospectus PDS–93001 approved in FY1993)
FY 1994 Construction Start
FY 1997 Occupancy

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity. Also, the tenant agency will fund for alterations above the standard normally provided by GSA and for costs incurred due to agency realignment. Design funds totalling $1,096,000 were appropriated in fiscal year 1993.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
John C. Kluczynski Federal Building, Chicago, IL

Prospectus Number: PIL-02363
Congressional District: 07

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (Years)	30	30	30
Occupancy Year	1998	1997	1997
Square feet in analysis			
Leased	–	727,269	–
Government-owned	727,269	–	727,269
PRESENT VALUE COST ($ x 1,000)			
Net, net rent	–	205,273	–
Construction Cost	116,055	–	10,690
Design	6,508	–	1,016
Management and inspection	3,613	–	860
Land	47,380	–	–
Less: Building reversion	(38,357)	–	(26,559)
Land reversion	(16,902)	–	(16,239)
Interim housing	31,416	25,587	25,587
Major R&A	17,172	–	18,243
Tenant alterations	12,506	13,285	13,285
Service & utilities	55,997	59,487	59,487
Property taxes, Insurance	46,664	49,573	49,573
Property management	12,039	10,807	12,790
Total tax benefits to lessor	–	3,418	–
Disposition – Building	(69,419)	(72,022)	–
Disposition – Land	(39,289)	(40,762)	–
Total Present Value Cost	185,383	254,646	148,733
PROPOSAL VALUE	-148,733		
PRESENT VALUE COST ADVANTAGE	36,650		
OR			
EQUIV. ANNUAL COST ADVANTAGE	3,225		

Factors Used (10/1/92 Values):
Net Rent: $32/osf
Operating Cost: $6/osf
Construction Cost to Build a New Building: $145/gsf
Land Cost: $51,000,000
Discount Rate: 7.9%

HOUSING PLAN

IRS Realignment-John C. Kluczynski Federal Building-Chicago, IL

(As of November 1991)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
6,714	27	6,018	27	-	696	USDA	6,714	27	6,018	27	-	696
10,797	48	10,632	48	-	165	Congressional	14,797	48	14,632	48	-	165
4,060	21	4,060	21	-	-	CPSC	4,060	21	4,060	21	-	-
4,977	24	4,977	24	-	-	DOE	4,977	24	4,977	24	-	-
413	-	413	-	-	-	EOP	413	-	413	-	-	-
96,766	745	86,305	721	2,453	8,008	GSA	106,356	618	96,406	605	2,201	7,749
33,737	49	21,775	49	-	11,962	GSA-Jt. Use	33,481	49	21,519	49	-	11,962
523	4	523	4	-	-	DOI	523	4	523	4	-	-
2,874	27	2,874	27	-	-	JD-DEA	56,410	345	49,490	345	500	6,420
-	-	-	-	-	-	JD-FBI	148,100	719	133,034	719	3,000	12,066
18,814	157	18,377	157	100	337	JD-Various	21,688	164	21,251	164	100	337
105,177	719	100,216	719	1,474	3,487	DOL	-	-	-	-	-	-
27,989	187	25,127	187	384	2,478	OPM	22,816	187	19,954	127	384	2,478
3,830	19	3,830	19	-	-	RRB	3,830	18	3,830	18	-	-
17,476	109	16,701	109	92	683	State	-	-	-	-	-	-
1,939	-	-	-	-	1,939	SEC	1,939	-	-	-	-	1,939
2,786	19	1,422	19	92	1,272	Tax Court	2,786	19	1,422	19	92	1,272
16,535	105	16,163	105	96	276	Treasury/ATF	-	-	-	-	-	-
2,002	15	2,002	15	-	-	Treasury/Svgs Bond	-	-	-	-	-	-
227,050	1,897	223,854	1,897	2,372	824	Treasury/IRS	275,474	2,307	254,924	2,114	-	20,550
9,373	-	-	-	-	9,373	USPS	9,373	-	-	-	-	9,373
1,239	12	989	12	-	250	USIA	1,239	12	989	12	-	250
133,998	-	125,021	-	1,040	7,937	Vacant	12,293	-	11,787	-	506	-
729,069	4,184	665,261	4,160	8,103	49,687	TOTALS	727,269	4,562	645,229	4,296	6,783	75,257

Current office utilization rate: 127

Proposed office utilization rate: 142
(Excluding 80,000 sq.ft. support space U/R = 123)
Occupiable area excludes 11 inside parking spaces

*Special Space Includes:

Lab/clinic	4,031
Food/service	5,560
Library, detention cells, vaults	6,554
ADP Space	28,600
Postal workrooms, PBS shop	10,932
Conference/training	19,580
Total	75,257

GSA PBS

PROSPECTUS – ALTERATION
Federal Center – Jeffersonville, IN

Prospectus Number: PIN–05211
Congressional District: 9

Description:

This alteration prospectus proposes the replacement of the roof and decking of 14 buildings at the Jeffersonville Federal Center (JFC) in Jeffersonville, IN. The JFC comprises 22 buildings totalling 954,134 occupiable square feet of space which were built for the U.S. Army primarily between 1943 and 1951 and excessed to GSA in 1958. The buildings have been occupied by the Department of Commerce – Census Bureau; in 1986, GSA delegated to this agency the responsibility for their operation.

Of the 22 buildings surveyed, 14 were identified as needing roof work. These 14 buildings contain a total of 1,040,400 square feet of roofing which requires replacement. In addition, the roof decking of many of these buildings has been seriously weakened due to moisture infiltration. Therefore, the proposed work will also require the replacement of the decking where necessary. It was determined that no roof work would be required for the remaining eight buildings at the Federal Center which are small support facilities (boiler room, pumping station, etc.).

New roofing systems will be installed which not only replace the existing ones but improve upon their performance. Improvements will be made in drainage, reliability, thermal performance and maintenance costs. In addition, all damaged areas of decking will be repaired or replaced to provide a structurally sound support for the roofing membrane as well as a safe working environment for the employees within the facilities. At the present time, 9 of the 22 structures have roofing decks or related systems which could be considered dangerous, and potentially hazardous to anyone working on or under them.

Portions of the JFC have served the U.S. Army as a quartermaster depot since 1864. Over the years, some of the buildings were sold and the remaining buildings are primarily of World War II vintage (most were built in 1943, but some were built as late as 1951). The JFC is a valuable Government asset because it is uniquely suited to the needs of the Census Bureau. It provides the capacity to store vast amounts of materials necessary for the Bureau's operations and the flexibility to set up temporary space with little advance notice. This enables the Bureau to work efficiently on its many surveys, including the decennial censuses, and allows adaptation to frequent technological changes.

Justification:

The roofs of these buildings are deteriorated. The proposed project will alleviate this problem and provide a quality working environment for employees and a secure storage space for Census Bureau materials. Therefore, this project will allow the continued use of this facility to house this agency's operations.

The 30–year, present value cost of the proposed alteration project is $48,076,000 less than the new construction alternative, or an equivalent annual cost advantage of $4,230,000.

Alternatives:

CONSTRUCTION – This alternative proposes the construction of a new Federal facility in the Jeffersonville area for the Census Bureau. The 30–year, present value cost of this alternative is $129,852,000.

LEASE – This alternative proposes leasing approximately 954,000 occupiable square feet of space to house the Census Bureau in the Jeffersonville area. The 30–year, present value cost of this alternative is $132,580,000.

GSA PBS

PROSPECTUS – ALTERATION
Federal Center – Jeffersonville, IN

Prospectus Number: PIN–05211
Congressional District: 9

Alternatives: (cont'd)

ALTERATION – This alternative proposes replacing the roofs of 14 buildings at the Federal Center in Jeffersonville. The 30–year, present value cost of this alternative is $81,776,000.

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Replace roofing system	$ 5,082,000
Install insulation	3,115,000
Replace decking	1,750,000
Upgrade structural supports	2,292,000
Replace ceilings	1,283,000
Total Estimated Design/Build Cost*	$13,522,000

Design/Build Authority Requested in this Prospectus: **$13,522,000**

Schedule:

FY 1994 Design/Build Award
FY 1995 Construction Completion

*The construction contract will be a single contract which includes design, construction, construction management, overhead, and profit. In addition, GSA will incur a management cost for this project to be funded in the design and construction services budget activity.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet the need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Federal Center – Jeffersonville, IN

Prospectus Number: PIN–05211
Congressional District: 9

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1997	1998	1995
Square Feet in analysis			
Leased	–	954,000	–
Government–owned	954,000	–	954,000
PRESENT VALUE COSTS ($ x 1,000)			
Net, net Rent	–	67,313	–
Construction cost	86,862	–	10,151
Design	5,481	–	794
Management & Inspection	3,244	–	736
Land	1,082	–	–
Less: Building reversion	(29,035)	–	(4,112)
Land reversion	(387)	–	(298)
Interim housing	16,416	13,370	10,210
Major R & A	6,121	6,503	6,899
Tenant alterations	7,958	8,454	8,968
Services & utilities	31,830	33,814	35,873
Property taxes, ins.	7,345	7,803	8,278
Property management	3,795	4,032	4,277
Total tax benefits to lessor	–	2,558	–
Disposition – Building	(10,140)	(10,520)	–
Disposition – Land	(720)	(747)	–
Total Present Value Cost	129,852	132,580	81,776
PROPOSAL VALUE	–81,776		
PRESENT VALUE COST ADVANTAGE	48,076		
OR			
EQUIV. ANNUAL COST ADVANTAGE	4,230		

Factors Used: (10/1/92 Values)
Net Rent: $7.10/osf
Operating Cost: $2.60/osf
Construction Cost to Build a New Building: $83/gsf
Land Cost: $1,165,208
Discount Rate: 7.9%

HOUSING PLAN

Federal Center, Jeffersonville, IN

(as of November 1991)

Current & Proposed

Agency	Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
CD–Census	948,958	2,234	265,892	2,150	442,298	240,768
Hse. Rep.	2,379	9	2,149	9	34	196
Senate	480	2	368	2	112	–
TD–ATF	1,226	–	–	–	1,226	–
Recruiters	663	–	–	–	663	–
GSA–PBS	428	4	428	4	–	–
TOTAL	954,134	2,249	268,837	2,165	444,333	240,964

The utilization rate is not applicable due to the building being used primarily as a storage facility.

*Special space includes:

Laboratory	9,517
ADP	18,598
Conference/trng	1,430
Cafeteria	10,106
Records storage	201,313
Total	240,964

GSA PBS

PROSPECTUS AMENDMENT – ALTERATION
George H. Fallon Federal Building, Baltimore, MD

Prospectus Number: PMD–00553 Amendment
Congressional District: 3

Description:

This amended prospectus proposes additional alterations to the George H. Fallon Federal Building, located in Baltimore, Maryland. The additional work would be performed concurrently with work already authorized under last year's fiscal year 1993 prospectus (PMD–00553), which provided for space alterations, mechanical upgrades, and asbestos removal on floors 3 through 16 of the building. The IRS is the principal tenant in the Fallon Building, and the fiscal year 1993 project will consolidate other IRS locations totaling 51,500 square feet of leased space and 6,700 square feet of Government–owned space in the Baltimore area. The additional scope proposed in this prospectus includes the replacement of the steam absorption chillers, modification of the existing air handling units, and replacement of the existing main electrical service switchgear.

The Fallon Federal Building was constructed in 1967 and contains 690,625 gross square feet and 483,613 occupiable square feet of space including 70,600 square feet of inside parking. The building consists of floors 1 and 2 and two basement levels and a tower containing floors 3 through 16. Over 20 Federal agencies, and about 2,500 employees are currently housed in the building.

A Building Evaluation Report done in 1989/90 found that the systems were still functional. However, subsequently, a more in–depth study by the design engineers recommended that the work be done, because the systems were nearing the end of their useful lives and replacement would save money for heating and cooling in the long–term. Preliminary design work on the original project resulted in the recommendation to expand the scope of work. The additional work items were therefore added to the project's design scope of work as an option pending approval of an amended construction prospectus for the Fallon Building. It has been determined that the concurrent phasing and completion of the new work items with the original scope would be the most cost–effective solution and cause the least disruption to the tenants of the building. The General Services Administration proposes to amend the previous prospectus to include the following work items:

1) Replacement of the three original 760–ton steam absorption chillers with new electrically-driven centrifugal chillers. The existing chillers have outlived their useful life. In conjunction with this, the existing electrical distribution system will be upgraded to accommodate the additional power requirements of the chillers.

2) Modification of the existing air handling units and reconfiguration of existing discharge plenums from the air handling units to increase air flow efficiency.

3) Replacement of the existing main electrical service switchgear and lighting in the north and south switchgear rooms.

The work provided for in the original prospectus is planned for construction to occur in a logical sequence of construction and tenant relocations in order to limit disruption of tenant operations to single moves within the building. Any interruption to building services will be scheduled during off-hours, weekends, or holidays. The additional work items are planned for the 5–month time period between November and March when the chilled water system is inoperative, and the outside air is used as the cooling source. The additional work will be phased concurrently with the original work.

The alterations in the fiscal year 1993 prospectus will lower the utilization rate for primary office space from 143 square feet per person to 124. The alterations proposed in this project will not affect the utilization rate of the 1993 prospectus.

GSA PBS

PROSPECTUS AMENDMENT – ALTERATION
George H. Fallon Federal Building, Baltimore, MD

Prospectus Number: PMD–00553 Amendment
Congressional District: 3

Justification:

The existing chillers and pumps are all original equipment and have reached the end of their useful lives.

The systems modifications proposed in the amended project will improve efficiency of the building, reduce operating costs, and replace the 25–year old building system.

The 30–year, present value cost for Alteration is $4,815,000 less than the alternative of construction, or an equivalent annual cost advantage of $424,000.

Alternatives:

LEASE – This alternative contemplates disposal of the Fallon Federal Building and relocating all agencies currently housed in the building to leased space. The 30–year, present value cost of this alternative is $140,867,000.

CONSTRUCTION – This alternative proposes replacement of the Fallon Federal Building with a new Federal facility. The 30–year, present value cost of this alternative is $89,727,000.

ALTERATION – This alternative proposes undertaking major space alterations and systems upgrades in the Fallon Federal Building. The 30–year, present value cost of this alternative is $84,912,000.

Recommendation:

ALTERATION is recommended.

Funding Authorized in previous prospectus (PMD–00553) $21,301,000

Major Alteration Work Items:

Install new chillers and plumbing risers	$1,798,000
Upgrade electrical switchgear and feeders	2,198,000
Modify air handling units	297,000
Abate asbestos containing material	352,000
Estimated Construction Cost	$4,645,000

Alteration Authority Requested in this Prospectus: **$4,645,000***

Total Estimated Construction Cost $25,946,000

GSA PBS

PROSPECTUS AMENDMENT – ALTERATION
George H. Fallon Federal Building, Baltimore, MD

Prospectus Number: PMD–00553 Amendment
Congressional District: 3

Schedule:

FY1990–92 Design (Prospectus PDS–90001 approved for FY90)
FY1993 Construction Start
FY1995 Occupancy

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS AMENDMENT – ALTERATION
George H. Fallon Federal Building, Baltimore, MD

Prospectus Number: PMD–00553 Amendment
Congressional District: 3

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1996	1994	1995
Square feet in analysis			
Leased	–	414,485	–
Government–owned	414,485	–	414,485
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent	–	108,190	–
Construction Cost	55,878	–	22,832
Design	4,028	–	1,936
Management and Inspection	2,829	–	1,720
Land	5,000	–	–
Less: Building reversion	(17,425)	–	(14,512)
Land reversion	(1,658)	–	(1,658)
Interim housing	7,250	2,506	4,921
Major R&A	11,030	–	11,686
Tenant alterations	8,033	9,007	8,511
Services & utilities	32,970	36,969	34,932
Property taxes, Insurance	5,994	6,722	6,351
Property management	7,733	7,327	8,193
Total tax benefits to lessor	–	2,081	–
Disposition – Building	(27,619)	(27,619)	–
Disposition – Land	(4,316)	(4,316)	–
Total Present Value Cost	89,727	140,867	84,912
PROPOSAL VALUE	–84,912		
PRESENT VALUE COST ADVANTAGE	4,815		
OR			
EQUIV ANNUAL COST ADVANTAGE	424		

Factors Used (10/1/92 Values):
Net Rent: $22.00/osf
Operating Cost: $5.50/osf
Construction Cost to Build a New Building: $114/gsf
Land Cost: $5,000,000
Discount Rate: 7.9%

HOUSING PLAN
FALLON FEDERAL BUILDING
(As of March 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
600	4	600	4	0	0	ACTION	600	4	600	4	0	0
18,130	107	17,475	107	0	655	DOT	0	0	0	0	0	0
2,250	8	2,250	8	0	0	FCC	2,465	11	2,165	11	0	300
425	2	425	2	0	0	Fed Med & Conc	425	2	425	2	0	0
20,330	0	9,405	0	0	10,925	GSA Joint Use	49,434	20	9,405	15	10,029	30,000
5,198	31	4,599	29	0	599	GSA FLD Ofcs	12,402	29	6,139	29	5,964	299
975	5	975	5	0	0	HHS SSA	10,975	32	10,375	32	0	600
600	5	600	5	0	0	ICC	600	5	600	5	0	0
10,700	70	10,100	70	0	600	JD DEA	0	0	0	0	0	0
5,138	23	3,318	23	0	1,820	JUSTICE	4,564	23	2,478	12	266	1,820
11,250	56	11,100	56	0	150	LABOR	0	0	0	0	0	0
3,053	16	2,933	16	0	120	OPM	13,926	69	12,000	69	0	1,926
1,650	8	1,650	8	0	0	RRB	1,480	8	1,480	8	0	0
2,100	10	2,055	10	0	45	SENATE	2,100	8	2,100	8	0	0
5,905	48	4,980	48	0	925	TD AT&F	2,008	21	1,608	21	0	400
154,049	1,199	132,197	1,186	2,372	19,480	TD IRS	240,595	1,308	180,873	1,308	12,422	47,300
350	2	350	2	0	0	TD US SVGS BONDS	350	2	350	2	0	0
91,500	594	84,760	580	460	6,280	USA COE	0	0	0	0	0	0
525	4	525	4	0	0	USDA FSIS	525	4	525	4	0	0
0	0	0	0	0	0	CASU	800	4	600	4	0	200
0	0	0	0	0	0	US ARMY, CP	2,650	21	2,250	21	0	400
30,435	90	22,885	90	460	7,090	VA DM&S	0	0	0	0	0	0
45,880	251	44,430	251	1,000	450	VA REG Ofc	40,700	258	36,336	258	3,664	700
0	0	0	0	0	0	VA Training Ctr	15,000	0	0	0	0	15,000
0	0	0	0	0	0	US Attorney task Force	10,000	40	9,700	40	0	300
0	0	0	0	0	0	FEB	1,000	3	700	3	300	0
70,600	0	0	0	70,600	0	INSIDE PARKING	70,600	0	0	0	70,600	0
1,970	0	26	0	1,944	0	VACANT	1,886	0	0	0	1,886	0
483,613	2,533	357,638	2,504	76,836	49,139	TOTALS	485,085	1,872	280,709	1,856	105,131	99,245

Current Office Utilization Rate = 143

Proposed Office Utilization Rate = 151
(Excluding 51,040 square feet of support space UR=124)

*SPECIAL SPACE INCLUDES:

LAB/CLINIC	9,565
FOOD SERVICE	8,700
STRUCTURALLY CHANGED	5,300
ADP	50,000
CONF./TRAINING	20,200
INDUSTRIAL	5,480
TOTAL	99,245

GSA PBS

PROSPECTUS – ALTERATION
Operations Building, Woodlawn, MD

Prospectus Number: PMD–05423
Congressional District: 7

Description:

This prospectus proposes major alterations to the Operations Building in Woodlawn, MD. The building is located on Social Security Administration's (SSA) national headquarters campus in Woodlawn and is one of the original Government–owned buildings erected there in 1959. Today the SSA headquarters complex comprises 11 Government–owned buildings and a total of 2,347,970 square feet of occupiable space. An additional 825,710 square feet of space is currently leased for SSA in the Woodlawn area.

The Operations Building is the largest of the Government structures in the SSA headquarters complex. The building, consisting of four above-ground floors and a partial ground floor, contains 815,765 occupiable square feet of space, and houses 6,721 employees.

The proposed alterations are required to upgrade building systems and services, to increase the efficiency and maintainability of the building, to provide a safe, quality workplace, and to meet handicapped accessibility standards. Specific work items include: installation of a sprinkler system throughout the building; retrofit of toilet rooms for handicapped use; installation of a new energy management control system (EMCS); replacement of the existing heating, ventilating, and air-conditioning (HVAC) system chillers and pumps; and upgrade of the existing elevators. The EMCS will be designed to handle the Operations Building and the physically connected Altmeyer, East Low-Rise, and Annex Buildings. This is the only work item in the project that affects the buildings adjacent to the Operations Building. The project scope includes the removal of asbestos-containing materials in the extensive system of underground maintenance tunnels. The tunnels house steam lines, steam stations, and chilled water lines, as well as electrical and telephone lines that are all crucial to the operation of the building.

The current office space utilization rate is 105 square feet per person and will not be affected by this project.

Justification:

The Operations Building is a major Federal facility within SSA's national headquarters complex in Woodlawn, and alterations to the building will provide a workplace environment which is safe, healthy, and comfortable. The proposed building system upgrades will improve the efficiency of the building and its long–term maintainability. The HVAC system is more than 30 years old and has reached the end of its useful life.

In addition, the new EMCS will improve the energy efficiency of the Operations Building and the connected facilities, thereby saving the Government money on operational expenses. The replacement of the chillers and pumps will also serve to save money in the long–term. In order to increase the safety of the occupants of the building, any disturbed or exposed asbestos will be removed.

The proposed alterations are the most economical alternative for accommodating the long–term housing needs of the agency. The 30–year, present value cost of undertaking the alteration of the Operations Building is $38,184,000 less than new Federal construction, or an equivalent annual cost advantage of $3,360,000.

GSA PBS

PROSPECTUS – ALTERATION
Operations Building, Woodlawn, MD

Prospectus Number: PMD–05423
Congressional District: 7

Alternatives:

CONSTRUCTION – This alternative proposes replacement of the Operations Building with a new Federal facility in Woodlawn, MD. The 30–year, present value cost of this alternative is $173,154,000.

LEASE – This alternative envisions disposal of the Operations Building and relocating the SSA into leased space. The 30–year, present value cost of this alternative is $218,006,000.

ALTERATION – This alternative proposes undertaking major health and safety improvements in the Operations Building and necessary upgrades of aging building systems. The 30–year, present value cost of this alternative is $134,970,000.

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Install sprinkler system	$2,812,000
Replace asbestos in tunnels	2,222,000
Replace chillers and pumps	2,026,000
Install EMCS	6,881,000
Upgrade handicapped access	338,000
Upgrade elevators	613,000
Estimated Construction Cost	$14,892,000

Authority Requested in this Prospectus: **14,892,000***

Schedule:

FY 1993 Design Start (Prospectus PDS–93001, approved FY 1993)
FY 1994 Construction Start
FY 1996 Project Completion

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity.

GSA PBS

PROSPECTUS – ALTERATION
Operations Building, Woodlawn, MD

Prospectus Number: PMD–05423
Congressional District: 7

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Operations Building, Woodlawn, MD

Prospectus Number: PMD–05423
Congressional District: 7

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1998	1996	1996
Square feet in analysis			
Leased	–	815,765	–
Government–owned	815,765	–	815,765
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent		144,973	–
Construction Cost	98,747	–	7,900
Design	5,514	–	707
Management and Inspection	3,228	–	598
Land	3,285	–	–
Less: Building reversion	(32,678)	–	(13,421)
Land reversion	(1,172)	–	(1,172)
Interim housing	17,583	14,321	10,936
Major R&A	19,262	–	21,708
Tenant alterations	14,028	14,902	15,809
Services & utilities	54,959	58,385	61,939
Property taxes, Insurance	13,086	13,901	14,747
Property management	13,504	12,122	15,219
Total tax benefits to lessor	–	2,908	–
Disposition – Building	(33,356)	(40,097)	–
Disposition – Land	(2,836)	(3,409)	–
Total Present Value Cost	173,154	218,006	134,970

PROPOSAL VALUE	–134,970
PRESENT VALUE COST ADVANTAGE	38,184
OR	
EQUIV ANNUAL COST ADVANTAGE	3,360

Factors Used (10/1/92 Values):
Net Rent: $18.25/osf
Operating Cost: $5.25/osf
Construction Cost to Build a New Building: $111/gsf
Land Cost: $3,536,000
Discount Rate: 7.9%

HOUSING PLAN

Operations Building, Woodlawn, MD

(As of February 1992)

CURRENT AND PROPOSED

Agency	Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special* OSF
SSA	788,732	6,646	581,792	5,613	2,035	204,905
GAO	10,680	50	10,225	50	0	455
GSA Field Office	3,785	25	3,785	25	0	0
GSA Joint Use	12,568	0	0	0	0	12,568
TOTALS	815,765	6,721	595,802	5,688	2,035	217,928

Current and proposed office utilization rate = 105

*SPECIAL SPACE INCLUDES:

Laboratory and Clinic	4,025
Food Service	40,725
Conference/Training	7,790
Light Industrial	15,368
Structurally Changed	1,020
ADP Space	149,000
Total	217,928

John F. Kennedy Federal Building
Boston, MA
(Alteration Project)

The House and Senate PWC's authorized construction at an estimated cost of $75,700,000 (prospectus enclosed) on August 1 and September 25, 1990, with funding of the project to be accomplished in three phases. No further House or Senate approvals are required.

Fiscal Year 1994 funding of $19,200,000 for construction and $1,425,000 for Management and Inspection is required.

The following is the project funding schedule as proposed in the prospectus:

FY 1990	Design Completion	
FY 1990	Construction (Phase I)	$19,700,000
FY 1992	Construction (Phase II)	$36,800,000
FY 1994	Construction (Phase III)	$19,200,000
FY 1995	Occupancy (Total ECC)	$75,700,000

GSA PBS

PROSPECTUS - REPAIR AND ALTERATION (Amendment)
John F. Kennedy Federal Building, Boston, Massachusetts

Prospectus Number: PMA-01311(A)
Congressional District: 9th

Description:

This prospectus requests additional funding authority for the proposed renovation project in the John F. Kennedy Federal Building (JFK-FB) in Boston, Massachusetts. The House Committee on Public Works and Transportation, by resolution dated June 22, 1989, authorized $45,345,000 (Prospectus Number PMA-90001). An additional $10 million of authority was provided as part of the General Services Administration's (GSA's) fiscal year 1989 program to install a sprinkler system. Therefore, the total current authorization is $55,345,000.

The JFK-FB was constructed in 1967 as an integral part of the Government Center Complex and consists of two 26-story high-rise towers and an attached 4-story low-rise structure. The facility currently provides 674,839 occupiable and 974,143 gross square feet of space to 3,251 Federal employees. Principal tenants include the Department of Health and Human Services, the Environmental Protection Agency, the Internal Revenue Service, and the Departments of Labor, Justice, and Veterans Affairs.

Increases in the total project cost can be attributed to the following:

1. As a result of the final design of this project, GSA has determined that (a) the extent of the heating, ventilation and air conditioning (HVAC) renovation had been underestimated due to the fact that complete replacement of HVAC systems has become necessary rather than renovation and reuse of some portions as was originally contemplated; (b) the architectural portion had been underestimated because renovation of all toilet rooms had not been contemplated, new ceilings and lighting for the low-rise had not been included and funds for initial relocations within the building had not been included; and (c) an energy management and control system (EMCS) has been added to the project.

2. In addition, although not included in the original prospectus, further study and risk modeling has resulted in the determination that sprinklers will be required throughout the low-rise building.

3. Construction contingencies were overlooked and not included in the original estimate.

GSA PBS

PROSPECTUS - REPAIR AND ALTERATION (Amendment)
John F. Kennedy Federal Building, Boston, Massachusetts

Prospectus Number: PMA-01311(A)
Congressional District: 9th

Description: (Cont'd)

4. The project had been estimated as a single phase project escalated to 1990. Due to funding considerations, the project was phased and escalation was not adjusted to the appropriate midpoint of construction. As a result of the final design the project has been reprogrammed, resulting in a longer construction period for Phase II, with project completion in 1995 rather than 1994.

The proposed repair and alteration project will include work in the following categories: fire protection, hazardous materials, plumbing, HVAC, electrical, and architectural.

Work items for the fire protection system include the installation of a fire sprinkler system throughout the building, a new electric fire pump, new sprayed-on fireproofing, replacement of the existing fire alarm system with a new multiplex system, and replacement of the existing standpipes.

Hazardous materials work includes the removal of asbestos fireproofing throughout the building and replacement with non-asbestos materials.

Work items for the plumbing system include: the installation of new domestic water piping and booster pumps, recaulking of the storm piping system, and the installation of new plumbing fixtures, including handicapped accessible fixtures.

Work items for the HVAC system include: the installation of a new variable air volume (VAV) system, an energy management control system, installation of fin tube radiation, new air handling apparatus, the installation of HVAC branch piping, renovations to the cooling towers, replacement of the condenser water piping, installation of a dedicated 250-ton chiller for all computer rooms, and replacement of the existing heat exchangers.

Electrical work items include: installation of a new parabolic lighting system with an electronic ballast, new electric water heaters, motor control centers, new double ended switchboard, and the replacement of all wiring and receptacles in the underfloor raceways.

Architectural work items include: the installation of a new dry wall partition system, replacement of the tower lobby ceilings and suspended acoustical tile ceilings throughout the building, installation of carpet tiles to replace existing carpeting, and the installation of ceramic wall and floor tiles in toilet rooms.

GSA PBS

PROSPECTUS - REPAIR AND ALTERATION (Amendment)
John F. Kennedy Federal Building, Boston, Massachusetts

Prospectus Number: PMA-01311(A)
Congressional District: 9th

Description: (Cont'd)

A prospectus has been approved to provide swing space for the project. That prospectus provides authority to lease a maximum of 160,000 occupiable square feet of general purpose office space at one or more locations in downtown Boston as turnaround space for several tenant agencies now housed in the JFK Federal Building. Consistent with the proposed repair and alteration prospectus for the JFK building, GSA must provide interim housing for such principal tenants as the Environmental Protection Agency and the Departments of Labor, State, Treasury, Justice and Veterans Affairs. It is anticipated that the required leased turnaround space will be ready for occupancy by July 1990.

Justification:

The installation of fire sprinklers throughout the building is required to provide for the safety of all Federal employees.

Asbestos fireproofing will be removed to allow for the installation of new sprinklers and VAV ductwork. Asbestos associated with the HVAC system, induction units and HVAC branch piping will also be removed.

Replacement of the existing water galvanized piping is necessary as the system is badly corroded. Replacement of domestic water piping and booster pumps will avoid excessive maintenance costs. Existing plumbing fixtures will be removed and replaced with new water saving fixtures. Handicapped accessible fixtures will be installed.

Replacement of the HVAC system is necessary as the equipment has reached the end of its useful life and is not flexible enough to provide a satisfactory comfort level to building occupants.

Upgrading the electrical system is necessary for maximizing the available power in the building to keep pace with continually increasing energy demands. Installation of a new state-of-the-art parabolic lighting system will reduce energy consumption and annual operating costs.

The existing partitions, suspended ceilings and carpeting will be removed and replaced to prevent contamination during asbestos removal.

The 30-year, present value cost of repair and alteration is $7,409,000 less than the construction alternative, or an equivalent annual cost advantage of $721,000.

GSA PBS

PROSPECTUS - REPAIR AND ALTERATION (Amendment)
John F. Kennedy Federal Building, Boston, Massachusetts

Prospectus Number: PMA-01311(A)
Congressional District: 9th

Alternatives:

LEASING - This alternative provides for the acquisition of replacement leased space. The 30-year, present value cost of this alternative is $239,229,000.

CONSTRUCTION - This alternative proposes to construct a new Federal building of 658,423 occupiable square feet to replace the JFK-FB. The 30-year, present value cost of this alternative is $175,557,000.

REPAIR AND ALTERATION - This alternative provides for the modernization of major building systems, removal of asbestos and installation of nonasbestos fireproofing. Turnaround space of 160,000 square feet will be obtained for interim housing requirements during the 4½ year construction period. The 30-year, present value cost of this alternative is $168,148,000.

Recommendation:

REPAIR AND ALTERATION is recommended.

Major Repair and Alteration Work Items:	Phase I	Phase II	Phase III
Install fire safety systems and equipment	$ 728,000	$ 1,406,200	$ 976,200
Asbestos removal, demolition and refireproofing	9,061,700	18,857,500	5,784,700
Domestic water piping and new plumbing fixtures, handicapped accessibility	767,200	1,003,500	689,500
Install new HVAC system, fin tube radiation and branch piping, and VAV ductwork, replace air-handlers, install energy management control center	3,360,000	6,249,800	5,426,400
Install new lighting, wiring and transformers	2,592,800	4,306,400	2,005,900
Provide drywall partitioning, replace ceiling tiles and carpeting	3,190,300	4,976,600	4,317,300
TOTALS for Phases	$19,700,000	$36,800,000	$19,200,000

Estimated Construction Cost* $75,700,000

Additional R&A Authority Requested in this Prospectus $20,355,000 1/

1/ Originally $55,345,000 was approved under previous prospectus authority. Funding of $10,000,000 to install sprinklers was provided in the fiscal year 1989 program. That work will now be accomplished in phases as part of this comprehensive repair and alteration project. An additional $9,700,000 of funding was provided in the fiscal year 1990 program to accomplish Phase I. Phase II funding would be requested in fiscal year 1992.

GSA PBS

PROSPECTUS - REPAIR AND ALTERATION (Amendment)
John F. Kennedy Federal Building, Boston, Massachusetts

Prospectus Number: PMA-01311(A)
Congressional District: 9th

Schedule:

Construction will be phased over a 4½ year period.

FY 1990	Design Completion	
FY 1990	Construction: Phase I	$19,700,000
FY 1992	Construction: Phase II	$36,800,000
FY 1994	Construction: Phase III	$19,200,000
FY 1995	Occupancy	

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on June 19, 1990

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

GSA PBS

PROSPECTUS - REPAIR AND ALTERATION (Amendment)
John F. Kennedy Federal Building, Boston, Massachusetts

Prospectus Number: PMA-01311(A)
Congressional District: 9th

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	R&A
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1995	1992	1995
Square feet in analysis			
Leased	-	658,423	-
Government-owned	658,423	-	658,423
Present Value Costs ($ x 1,000)			
Net, net rent	-	188,727	-
Construction Cost	95,621	-	55,925
Design	5,705	-	4,027
Management & Inspection	3,404	-	2,718
Land	40,966	-	-
Less: Building reversion	(24,417)	-	(17,270)
Land reversion	(11,001)	-	(11,001)
Interim Housing	23,888	10,233	35,771
Major R&A	12,445	-	12,445
Tenant alterations	8,560	10,435	8,560
Services & utilities	39,565	48,229	39,565
Property taxes & insurance	32,372	39,460	32,372
Property management	5,036	4,384	5,036
Total tax benefits to lessor	-	2,908	-
Disposition - Building	(22,635)	(26,059)	-
Disposition - Land	(33,952)	(39,088)	-
Total Present Value Cost	175,557	239,229	168,148
PROPOSAL VALUE	-168,148		
PRESENT VALUE COST ADVANTAGE	7,409		
OR			
EQUIVALENT ANNUAL COST ADVANTAGE	721		

Factors Used: (10/1/89 VALUES)
Net Rent: $29.50/osf
Operating Cost: $5.50/osf
Construction Cost to Build a New Building: $133/gsf
Land Cost: $45,000,000
Discount Rate: 9%

Housing Plan
John F. Kennedy Federal Building
Boston, Massachusetts
(as of November 1989)

	CURRENT						PROPOSED					
Agency	Total OSF	Total Pers.	Office OSF	Office Wrksta	Storage OSF	Special OSF	Total OSF	Total Pers.	Office OSF	Office Wrksta	Storage OSF*	Special OSF**
CONG-House	4,696	18	4,696	24	-	-	4,500	24	4,500	24	-	-
CONG-Senate	4,565	20	4,565	26	-	-	5,000	20	5,000	26	-	-
USAF	132	1	132	1	-	-	132	1	132	1	-	-
Education	2,097	9	2,097	11	-	-	Will relocate to POCH					
EEOC	4,776	29	4,776	36	-	-	4,500	29	4,500	36		
EPA *	74,123	465	69,446	580	2,786	1,891	142,374	756	121,505	881	2,400	18,469
FRS	100	-	-	-	100	-	100	-	-	-	100	-
GPO	1,602	10	1,602	12	-	-	1,602	10	1,602	12	-	-
GSA-IRMS	1,167	-	-	-	-	1,167	1,200	-	-	-	-	1,200
GSA-MCO	6,636	5	962	6	3,957	1,717	6,636	5	962	6	3,957	1,717
GSA-Outlease	458	2	-	-	-	458	333	1	-	-	-	333
GSA-PBS/FO	2,126	14	2,126	16	-	-	2,126	14	2,126	16	-	-
GSA-WCF	5,504	14	-	-	272	5,232	5,504	14	-	-	272	5,232
HHS-OFF SEC	115,827	632	108,760	782	2,694	4,373	112,820	632	103,753	782	2,694	6,373
JD-EOI	4,563	19	2,918	22	-	1,645	4,563	19	2,918	22	-	1,645
JD-FBI **	52,874	289	48,774	361	839	3,261	2,000	10	2,000	12	-	-
JD-INS	39,088	145	34,078	181	4,600	410	39,088	145	34,078	181	4,600	410
JD-Marshals	7,000	42	5,367	52	191	1,442	7,000	42	4,586	52	191	2,223
JUD-Ost Crt	1,625	10	1,625	12	-	-	3,538	15	3,538	18	-	-
LD-ASA	2,788	10	2,788	12	-	-	2,788	10	2,788	12	-	-
LD-BLS	6,375	60	6,375	75	-	-	6,375	60	6,375	75	-	-
LD-ESA	17,523	103	16,216	127	-	1,307	17,523	103	15,716	127	-	1,807
LD-ET	14,859	69	14,859	86	-	-	14,859	69	14,859	86	-	-
LD-OFF INSP	2,210	10	2,210	12	-	-	2,210	10	2,210	12	-	-
LD-OFF SEC	5,562	29	3,451	36	864	1,247	5,562	29	2,951	36	864	1,747
LD-OFF SOL	4,897	36	4,897	40	-	-	4,897	36	4,897	40	-	-
LD-VETS	1,334	8	1,334	10	-	-	1,334	11	1,334	10	-	-
State Dept.	1,665	11	1,665	13	-	-	Temporary office will close					
TD-ATF	155	-	-	-	155	-	155	-	-	-	155	-
TD-IRS	135,436	956	104,302	1,008	12,140	18,994	122,569	956	90,435	1,008	12,140	19,994
USIA	780	5	780	6	-	-	780	5	780	6	-	-
VA	59,174	230	57,746	285	783	645	59,174	230	57,746	285	783	645
Joint Use	25,802	-	10,038	-	289	15,475	24,002	-	10,038	-	289	13,675
Vacant	18,141	-	17,146	-	330	665	4,000	-	3,005	-	330	665
Subtotal	625,660	3,251	535,731	3,832	30,000	59,929	609,244	3,256	504,334	3,766	28,775	76,135
Inside Pkg	49,179	-	-	-	49,179	-	49,179	-	-	-	49,179	-
Total	674,839	3,251	535,731	3,832	80,179	59,929	658,423	3,256	504,334	3,766	77,954	76,135

Current Office Utilization Rate = 133

Proposed Office Utilization Rate = 131

(Office Utiliation Rate excludes vacant, judiciary, joint-use, and congressional space, and agencies with less than 10 employees)

NOTE: Approximately 17,000 occupiable square feet will be lost due to the installation of additional mechanical rooms.

* EPA will consolidate with Waste Division housed at 90 Canal Street in Boston.

** FBI will relocate all but 2,000 of office space to a leased location.

Special Space:	
Clinic/Labs	4,789
Food Service	6,136
Vaults, Cells	4,667
Computer Rooms	22,774
Conference/Training	10,376
Print and Work Shops	11,187
Total	59,929

Special Space:	
Clinic/Labs	4,893
Food Service	6,136
Cells, Vaults	9,917
Computer Rooms	26,129
Conference/Training	17,561
Print and Work Shops	11,499
Total	76,135

GSA PBS

PROSPECTUS – ALTERATION
20 Washington Place, Newark, New Jersey

Prospectus Number: PNJ–00562
Congressional District: 2

Description:

This modernization prospectus proposes upgrading the Federal Building at 20 Washington Place, Newark, New Jersey. The Federal Building, with six stories and a basement, was constructed in 1920 as the Globe Indemnity Insurance Building and was purchased by the U.S. Government in 1946 for the Veterans Administration. The building is listed in the National Register of Historic Places as a part of the James Street Commons Historic District. With 156,200 gross square feet, it provides 102,768 occupiable square feet of space. The New Jersey Regional Office of the Department of Veterans Affairs (VA) is the principal occupant of the Federal Building. This VA Regional Office serves the 863,000 veterans living in New Jersey and plans to remain at this location for the foreseeable future.

The proposed project provides for upgrading the mechanical and electrical systems, recapture of vacant space, upgrading the interior office space, upgrading the restrooms to Uniform Accessibility Standards (UFAS), replacement of windows on the second through the sixth floors, restoration of significant architectural features. It will also provide seismic upgrading by reinforcing non–structural building elements such as pipe hangers, ceiling systems, anchors and vibration isolation for mechanical equipment, reinforcing any large glass areas like lobbies, and strengthening emergency exits to improve the seismic resistance of the building to ensure clear paths and safe evacuation of the building in case of a seismic event.

A raised floor system will be installed in all occupied spaces in the building to permit the removal of the inadequate wiring above the suspended ceilings and to accommodate the long–term anticipated needs for telecommunications and computer wiring.

The primary office utilization rate will improve from 124 square feet to 115 square feet per person, excluding 7,350 square feet of support space. The support space is for public reception and waiting areas and for office files.

Justification:

Upgrading the mechanical and electrical systems is needed to improve building operational efficiency and extend the useful life of these systems. The building also lacks an energy management system (EMS). Installation of an EMS will allow for energy management optimization and will reduce operating costs. The chillers, which are functionally obsolete and no longer operate at their original design capacity, do not provide sufficient capacity to cool the building and will be replaced. The main electrical switchgear will be replaced and service will be redistributed for improved reliability of mechanical and electrical systems.

A Department of Veterans Affairs medical clinic had occupied the now vacant second floor. The proposed project will provide for the demolition of the medical space, including partitions, lab fixtures, x–ray support equipment and power supply and will recapture the second floor as modern office space.

In recapturing the vacant space, the building will provide 11,963 square feet of expansion space for current tenants, 2,939 square feet of space for agencies relocating from the Rodino Federal Building as a result of expansion by the U.S. Attorney, and 10,600 square feet of space for agencies vacating 14,756 square feet of leased space.

PROSPECTUS – ALTERATION
20 Washington Place, Newark, New Jersey

Prospectus Number: PNJ–00562
Congressional District: 2

Justification: (Cont'd)

The interior vestibule door and framework is deteriorated. The metal doors and framework on both lobby walls are deteriorated. Marble walls are chipped and discolored. Elevator doors and lighting fixtures are in need of refinishing. The marble floor is pitted, deteriorated, and patched. Architectural restoration of these features will improve the appearance of the building.

All building facilities are to be upgraded to provide accessibility to the handicapped and will comply with the Uniform Accessibility Standards.

The windows from the second through sixth floors are in poor condition and detract from the architectural appearance of the building. The muntins are corroded, weather stripping is worn, and air infiltration contributes to employee discomfort and increases energy consumption. The installation of insulated architecturally compatible windows will improve employee comfort and achieve energy savings.

The seismic upgrading will improve the building's ability to resist seismic activity and ensure safe evacuation of the building in the event of seismic activity.

The 30–year, present value cost of alteration is $442,000 less than the construction of a new Federal building, or an equivalent annual cost advantage of $39,000.

Alternatives:

LEASE – This alternative proposes leasing 102,768 occupiable square feet of space in Newark. The 30-year, present value cost of this alternative is $33,050,000.

CONSTRUCTION – This alternative proposes the construction of a new 102,768 square foot Federal building. The 30-year, present value cost of this alternative is $27,461,000.

ALTERATION – This alternative proposes alterations at the existing building. The 30–year, present value cost of this alternative is $27,019,000.

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Upgrade the mechanical and electrical systems	$ 4,773,000
Upgrade the restrooms	1,021,000
Upgrade interior spaces	5,018,000
Replace windows	664,000
Restore significant architectural features	524,000
Improve seismic resistance	2,000,000
Estimated Construction Cost	$14,000,000
Alteration Authority Requested in this Prospectus:	**$14,000,000***

GSA PBS

PROSPECTUS – ALTERATION
20 Washington Place, Newark, NJ

Prospectus Number: PNJ–00562
Congressional District: 2

Schedule:

FY 1993 Design Start (Prospectus PDS–93001 approved in fiscal year 1993)
FY 1994 Construction Start
FY 1996 Construction Complete

•Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity. Also, it is anticipated that the tenant agencies will fund an additional amount for space alterations above the standard normally provided by GSA.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: P. Gerald Kreuter
Commissioner, Public Buildings Service

Approved: Ed Jacobs
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
20 Washington Place, Newark, New Jersey

Prospectus Number: PNJ–00562
Congressional District: 2

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1997	1996	1996
Square feet in analysis			
Leased	–	102,768	–
Government–owned	102,768	–	102,768
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent	–	25,595	–
Construction cost	17,128	–	11,497
Design	1,419	–	1,064
Management and inspection	1,306	–	914
Land	5,574	–	–
Less: Building reversion	(6,041)	–	(4,762)
Land reversion	(1,989)	–	(1,989)
Interim housing	3,279	2,504	2,504
Major R&A	2,578	–	2,735
Tenant alterations	1,877	1,992	1,992
Services & utilities	7,005	7,431	7,431
Property taxes & insurance	3,502	3,716	3,716
Property management	1,807	1,620	1,917
Total tax benefits to lessor	–	550	–
Less: Disposition – Building	(4,992)	(5,179)	–
Disposition – Land	(4,992)	(5,179)	–
Total Present Value Cost	27,461	33,050	27,019
PROPOSAL VALUE	–27,019		
PRESENT VALUE COST ADVANTAGE	442		
OR			
EQUIV. ANNUAL COST ADVANTAGE	39		

Factors Used (10/01/92 Values):
Net Rent: $22.50/osf
Operating Cost: $5.00/osf
Construction Cost to Build a New Building: $140/gsf
Land Cost: $6,000,000
Discount Rate: 7.9%

HOUSING PLAN

20 Washington Place, Newark, New Jersey

(As of June 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
5,683	38	4,748	38	539	396	Veterans Affairs OM&S	6,260	38	4,748	38	539	973
65,484	390	49,072	390	12,096	4,316	Veterans Affairs OVB	67,223	390	49,072	390	13,835	4,316
2,012	11	729	11	0	1,283	GSA Joint Use	2,759	21	1,476	11	0	1,283
4,087	38	4,087	38	0	0	INS-Political Asylum	12,987	76	9,575	76	3,267	145
0	0	0	0	0	0	USDA	970	10	970	10	0	0
0	0	0	0	0	0	JD-Immigration Review	2,400	18	2,400	18	0	0
0	0	0	0	0	0	OPM	1,969	14	1,969	14	0	0
0	0	0	0	0	0	INS-Investigations	8,200	62	8,200	62		
25,502	0	18,796	0	1,739	4,967	Vacant	0	0	0	0	0	0
102,768	477	77,432	477	14,374	10,962	TOTALS	102,768	629	78,410	619	17,641	6,717

Current Office Utilization Rate: 124
(Excludes Vacant and Joint Use Space)

Proposed Office Utilization Rate: 127
(Excluding 7,350 square feet of support space UR = 115)

*Special space includes:

Lab/Clinic/Toilets	722
ADP Space	1,465
Conference/Training	2,851
Food Service	1,679
Total	6,717

PROSPECTUS – ALTERATION
Federal Building, 201 Varick Street, New York, NY

Prospectus Number: PNY-01284
Congressional District: 15

Description:

This prospectus proposes renovations to provide a separate entrance, modernization of office space and initial space alterations to accommodate the Regional Office of the Department of Veterans Affairs (VA), Veterans Benefits Administration. VA is vacating approximately 130,000 square feet of space in the Federal building at 252 7th Avenue, NY, a building which is obsolete and is in the process of being vacated and will be demolished. This project will provide modern, first class office space and will improve the VA's service to its clients.

The Federal Building at 201 Varick Street in the lower West side of Manhattan, completed in 1929, is a 12-story office/warehouse type building of masonry and reinforced concrete construction. It provides an occupiable area of 773,348 square feet and 1,006,651 gross square feet, currently housing 2,992 Federal employees from a variety of agencies; approximately 146,000 square feet are vacant.

This project will complete the modernization of this building; upgrading approximately 54,000 square feet of space on the ground, 3rd and 11th floors not renovated in previous prospectus projects. It will also include the build-out of the entire second and third floors, which are currently vacant, for occupancy by the Department of Veterans Affairs.

The proposed project will provide alterations to an abandoned auxiliary lobby at ground level to provide a separate entrance for the VA, including replacement of entrance doors, escalators and elevator, repairs to the stairs and interior finishes. This will ensure that the VA's entrance and lobby meet the requirements of the Uniform Federal Accessibility Standards (UFAS) for handicapped accessibility. It will also modernize a small block of space on the 11th floor and the bulk of the 3rd floor which had previously housed a Public Health Service facility. The abandoned lobby on the ground floor and most of the 3rd floor have remained vacant, while the space on the 11th floor has provided temporary space for several occupants over the years. The modernization work will include demolition, heating, ventilating and air-conditioning (HVAC), ceilings, lighting, electrical distribution, floor coverings, and partitioning.

In addition, build-out of space for VA occupancy on the 2nd and 3rd floors will include installation of telecommunications systems, electrical distribution, partitions, and floor covering and the construction of additional restrooms on the 2nd and 3rd floors to accommodate VA staff and clientele. The VA occupancy will be kept separate from the rest of the building with access to the VA offices controlled through a separate lobby entrance dedicated to the VA. The project will also include alterations associated with internal relocations in the building to backfill approximately 40,000 square feet of space which is being vacated by the Defense Logistics Agency (DLA).

Upon completion of this project at 201 Varick Street, the Department of Veterans Affairs will relocate its regional office from its current location at 252 7th Avenue, where it occupies approximately 130,000 occupiable square feet. This move is part of the ongoing relocation of tenants from the Federal Building at 252 7th Avenue, which is obsolete and deteriorated and will not be occupied again. The General Services Administration (GSA) plans to demolish the building and to construct a new Federal building on the site at some time in the future.

Over the past 13 years there have been major projects to convert this warehouse facility to office space and other uses, including a detention facility for the Immigration and Naturalization Service and most recently, a major facility for the National Archives and Records Administration, which was

GSA PBS

PROSPECTUS – ALTERATION
Federal Building, 201 Varick Street, New York, NY

Prospectus Number: PNY-01284
Congressional District: 15

Description: (Cont'd)

relocated from leased space. Previously completed work includes improved mechanical, heating ventilating and air–conditioning, and electrical systems, new windows, new elevators and stairways and office space modernization. After this project is completed, the entire building will be modernized and fully occupied. The primary office utilization rate will be 151 square feet per person, or 124 square feet per person excluding 85,340 square feet of support space. The support space is for public waiting and reception areas and for office files.

Justification:

The VA has requested relocation from its current location in the obsolete Federal Building at 252 7th Avenue as soon as possible. Because of the poor condition of 252 7th Avenue, GSA's ongoing efforts to vacate the building, and VA's requests for improved and expanded facilities to serve its clients, GSA has committed itself to expediting the build–out of the space at 201 Varick Street for the earliest possible occupancy by VA.

The proposed project will provide for the full, efficient, and effective utilization of an existing federally owned asset, recapturing vacant space and improving agency services to the visiting general public.

The ground floor lobby which had been used by the Public Health Service has been unused for more than 10 years. This separate entrance and lobby will be put to use again and will connect directly (and only) to the VA space on the 2nd and 3rd floors. The VA space design is based on use of this separate entrance which will afford security and convenience to VA employees and clients. The entrance and lobby (doors, escalator, elevator) are deteriorated to the point where they must be replaced. There is no handicap accessibility at this entrance; it will be brought into compliance with UFAS.

The build–out of previously modernized space, combined with the newly modernized space, and the provision of a separate entrance will provide initial alterations on the 2nd and 3rd floors for the VA which will relocate from 252 7th Avenue and allow for the eventual disposal of that obsolete facility and will provide first class space for the VA. Additional alterations will recapture vacant space and provide for the internal relocation and realignment of some smaller agencies.

The 30–year, present value cost of repair and alteration, including the costs of the previous projects, is $29,253,000 less than construction of a new Federal building, or an equivalent annual cost advantage of $2,574,000; and the proposed project will result in the utilization of approximately 146,000 square feet of currently vacant Government–owned space. (The 30–year, present value cost of the proposed alteration project is also approximately $22 million less costly than leasing space for the VA only.)

Alternatives:

LEASE – This alternative proposes leasing 773,348 occupiable square feet of space. The 30-year, present value cost of this alternative is $305,803,000.

CONSTRUCTION – This alternative proposes constructing a 773,348 occupiable square foot Federal building. The 30–year, present value cost of this alternative is $195,462,000.

ALTERATION – This alternative proposes renovation of the current Federal Building. The 30-year, present value cost of this alternative is $166,209,000.

GSA PBS

PROSPECTUS – ALTERATION
Federal Building, 201 Varick Street, New York, NY

Prospectus Number: PNY–01284
Congressional District: 15

Recommendation:

ALTERATION is recommended.

Major Alteration Work Items:

Lobby renovation for Veterans Affairs	$2,081,000
Office space modernization and alterations	$6,805,000
Estimated Construction Cost*	$8,886,000

Authority Requested in this Prospectus: **$8,886,000**

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity. Also, it is anticipated that the tenant agencies will fund for an additional amount for space alterations above the standard normally provided by GSA.

Schedule:

FY 1992 Design Start (Design Prospectus PDS–93001, approved FY1993)
FY 1994 Construction Start
FY 1995 Construction Completion

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR. 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Federal Building, 201 Varick Street, New York, NY

Prospectus Number: PNY-01284
Congressional District: 15

ECONOMIC ANALYSIS

		CONSTRUCTION	LEASE	ALTERATION
DATA:	Term Used (yrs)	30	30	30
	Occupancy Year	1999	1995	1995
Square feet in analysis				
	Leased	–	773,348	–
	Government-owned	773,348	–	773,348
PRESENT VALUE COSTS ($ x 1,000)				
Net, net rent		–	251,413	–
Construction cost		157,508	–	7,632
Design		9,378	–	716
Management and Inspection		4,707	–	623
Land		16,722	–	–
Less:	Building reversion	(52,500)	–	(20,097)
	Land reversion	(5,966)	–	(5,966)
Interim housing		19,650	7,038	7,038
Major R&A		17,163	–	21,805
Tenant alterations		12,499	15,879	15,879
Previous alterations		–	–	34,414
Services and utilities		46,639	59,252	59,252
Property taxes and insurance		23,320	29,626	29,626
Property management		12,033	12,917	15,287
Total tax benefits to lessor		–	5,791	–
Less:	Disposition – Building	(51,780)	(59,995)	–
	Disposition – Land	(13,911)	(16,118)	–
Total Present Value Cost		195,462	305,803	166,209
PROPOSAL VALUE		–166,209		
PRESENT VALUE COST ADVANTAGE OR EQUIV. ANNUAL COST ADVANTAGE		29,253 2,574		

Factors Used (10/1/92 Values):
Net Rent: $27.20/osf
Operating Costs: $5.00/osf
Construction Cost to Build a New Building: $183/gsf
Land Cost: $18,000,000
Discount Rate: 7.9%

HOUSING PLAN
FB 201 Varick St.
New York, NY
(As of September 1992)

Current						Agency	Proposed					
Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF		Total OSF	Total Pers.	Office OSF	Office Pers.	Storage OSF	Special OSF*
9,872	30	9,872	30	0	0	USA-DARCOM	9,872	30	9,872	30	0	0
2,569	8	2,569	8	0	0	CD-NOAA	1,250	10	1,250	10	0	0
81,230	100	36,441	100	6,888	37,901	DOE	84,020	110	36,441	110	8,664	38,915
6,213	6	6,213	6	0	0	OPM	6,213	6	6,213	6	0	0
15,180	28	2,080	14	0	13,100	GPO	15,180	28	2,080	14	0	13,100
3,044	12	3,044	12	0	0	FCC	5,585	18	5,585	18	0	0
33,571	111	12,938	111	4,021	16,612	GSA/Joint-Use	46,284	153	10,740	153	19,318	16,226
34,389	144	7,822	56	921	25,646	USPS	34,389	144	7,822	56	921	25,646
5,997	45	5,997	45	0	0	SBA	5,997	45	5,997	45	0	0
141,476	984	131,142	974	2,759	7,575	DOD-DLA	107,807	715	94,094	715	3,514	10,199
76,200	338	8,196	88	0	68,004	JD-INS	76,200	338	8,196	88	0	68,004
15,292	112	14,394	112	181	717	State Department	15,292	112	14,394	112	181	717
1,798	9	1,292	9	506	0	HHS-FSA	1,798	18	1,292	18	506	0
10,128	39	10,128	39	0	0	JD-U.S. Attorneys	12,064	40	10,128	40	0	1,936
7,626	57	7,302	57	324	0	LD-OSHA	7,626	57	7,302	57	324	0
20,806	129	17,635	129	2,200	971	LO-Bur Labor State	26,739	187	22,735	187	2,800	1,204
8,458	40	6,408	40	605	1,445	LO-Off of Solicitor	8,458	40	6,408	40	605	1,445
9,107	69	8,992	69	115	0	LD-OIG	9,107	75	8,992	75	115	0
976	7	873	7	103	0	LD-VETS/BAC 267	976	7	873	7	103	0
6,259	47	5,960	47	299	0	DOE-FERC	6,259	47	5,960	47	299	0
12,623	119	11,811	119	812	0	LD-Emplmnt Trng Adm	12,623	121	11,811	121	812	0
27,021	187	25,214	187	0	1,807	LO-ESA	30,220	204	27,547	204	0	2,673
3,062	22	2,926	22	136	0	LD-OLMS	3,062	22	2,926	22	136	0
19,573	84	9,396	84	4,758	5,419	LD-Off Secretary	28,426	119	16,436	119	5,494	6,496
2,498	14	1,787	14	575	136	GSA-PBS Field Off	2,604	18	1,787	18	295	522
4,895	32	4,895	32	0	0	JD-Bur of Prisons	4,895	32	4,895	32	0	0
2,269	17	2,269	17	0	0	House of Reps	2,269	17	2,269	17	0	0
7,600	57	7,600	57	0	0	DOD-DCAA	7,600	57	6,686	57	0	914
7,100	54	7,100	54	0	0	USDA-FNS	7,461	54	7,101	54	0	360
2,300	17	2,300	17	0	0	USA-Misc Army Act	2,300	17	2,300	17	0	0
39,875	15	10,075	15	0	29,800	NARA	39,875	20	10,075	20	0	29,800
0	0	0	0	0	0	VA-OVB	142,822	781	128,947	781	3,075	10,800
5,841	43	5,841	43	0	0	JD-EOIR	5,841	43	5,841	43	0	0
2,234	16	2,234	16	0	0	OEA	2,234	16	2,234	16	0	0
146,266	0	118,558	0	21,232	6,476	VACANT	0	0	0	0	0	0
773,348	2,992	511,304	2,630	46,435	215,609	TOTAL	773,348	3,701	497,229	3,349	47,162	228,957

Current Office Utilization Rate = 149
(Excluding Joint-use, U.S. Attorneys, Congressional and Vacant space)

Proposed Office Utilization Rate = 151
(Excluding Joint-use, U.S. Attorneys and Congressional s
(Excluding 85,340 square feet of support space UR = 124)

Current	Proposed
Parking: 23 inside spaces	Parking: 23 inside spaces

*Special Space Includes:

Lab & Clinic	25,449
Food Service	10,169
Structurally Changed	67,562
Includes the INS Detention Facility and vaults and secure storage areas	
ADP Space	14,522
Conference & Training	11,390
Light Industrial	99,865
Includes the Department of Energy's Environmental Management Lab, GPO and GSA printing shops, USPS workroom, NARA records storage and joint-use loading docks	
Total	228,957

Jacob K. Javits Federal Building
New York, NY
(Alteration Project)

The House and Senate PWC's authorized construction at an estimated cost of $37,609,000 (prospectus enclosed) on June 10 and October 30, 1992, with funding of the project to be accomplished in two phases. No further House or Senate approvals are required.

Fiscal Year 1994 funding of $14,171,000 for construction and $1,222,000 for Management and Inspection is required.

The following is the project funding schedule as proposed in the prospectus:

FY 1993	Design Completion	
FY 1993	Construction (Phase I)	$23,438,000
FY 1994	Construction (Phase II)	$14,171,000
FY 1996	Occupancy (Total ECC)	$37,609,000

GSA PBS

PROSPECTUS - ALTERATION
Jacob K. Javits Federal Building, 26 Federal Plaza, New York, NY

Prospectus Number: PNY-02822
Congressional District: 17

Description:

This prospectus proposes the modernization of major building infrastructure and mechanical systems to increase the efficiency and effectiveness of building operations and services, as well as impact upon the Government's ability to serve the public interest. The project will enhance the overall quality of the work environment, improving worker productivity and morale.

The Jacob K. Javits Federal Building (FB), located in downtown Manhattan, consists of a 41-story FB, integral annex, and the Court of International Trade (CIT) which is connected to the FB. The FB and the CIT were completed in 1968, and the Federal Building annex in 1975. There are 2,689,322 gross and 1,560,582 occupiable square feet of space and 111,965 square feet of inside parking in this facility, which houses approximately 10,500 employees. Previously approved prospectus-level work (PNY-02821), which includes the installation of a fire alarm system, and replacement of two chillers and cooling towers, is currently underway. Additional prospectus-level work (PEL-92001), authorized for fiscal year 1992, will modernize all elevators and escalators, including providing all required handicapped accessibility features in compliance with current Uniform Federal Accessibility Standards (UFAS).

This prospectus proposes accomplishing the following work in two phases: Phase I will provide improvements to the air distribution and temperature control systems, and the installation of an energy management system (EMS) and a separate air conditioning system to service agency computer systems; Phase II will provide for 1) structural repairs, 2) improvements to the exterior plazas, 3) conversion of space to a physical fitness center, 4) modernization of the cafeteria, and 5) improving the handicapped accessibility features in the complex.

Design and construction of this project will be accomplished in two phases. Studies to determine the final location of the wellness center, the extent of plaza repairs and the completion of a structural study will be completed for inclusion in the design of Phase II.

The primary office space utilization rate, excluding 119,570 square feet of support space, is 114 square feet per person. The support space is for public waiting and reception areas and for office files. This project will not effect the office utilization rate.

Justification:

The installation of a variable air volume system will improve the heating, ventilating and air-conditioning system, which was designed in the 1960's, and will improve air distribution in the building. The air supply and distribution in this building is inadequate and uneven, resulting in hot and cold spots in the building. The new systems will also reduce energy consumption. The proposed project will retrofit the 26 existing air handlers, and will replace more than 2,000 perimeter temperature control units. This new system will be managed and monitored by an energy management system.

PROSPECTUS - ALTERATION
Jacob K. Javits Federal Building, 26 Federal Plaza, New York, NY

Prospectus Number: PNY-02822
Congressional District: 17

Justification: (Cont'd)

The final element of Phase I is the installation of a centralized chiller system to provide air-conditioning to the several computer systems operated by various Federal agencies located in the FB.

Structural improvements to the building and in garage areas are necessary to prevent deterioration, and to avoid costlier future maintenance. The project will address cracks in the concrete and masonry, eliminate rust that is attacking the structural steel, and fireproof the structural steel with a nonasbestos material.

The existing waterproofing and expansion joints have failed and must be replaced. Exterior plazas are deteriorating and should be improved to curtail further erosion and prevent further damage to building systems located in the basement which have been affected by water leaks from the plaza.

There is no physical fitness facility at the 26 Federal Plaza complex. Construction of a physical fitness center will contribute to the General Services Administration's commitment to improving the quality of the Federal work environment.

Cafeteria renovations are necessary to improve the dining areas by replacing the ceilings, lighting and floor coverings. The kitchen will also be upgraded with the replacement of ceilings and lighting; obsolete kitchen and food service equipment will be replaced.

Toilets, water fountains, and entrances will be brought into compliance with UFAS standards.

The fire alarm system will be upgraded and an emergency generator will be installed.

The 30-year, present value cost of repair and alteration is $114,908,000 less than construction of a new Federal building, or an equivalent annual cost advantage of $10,692,000.

Alternatives:

LEASE - This alternative provides for the lease of 1,560,582 occupiable square feet of space. The 30-year, present value cost of this alternative is $701,586,000.

CONSTRUCTION - This alternative provides for the construction of a 1,560,582 occupiable square foot Federal building. The 30-year, present value cost of this alternative is $378,024,000.

ALTERATION - This alternative proposes renovation of the FB. The 30-year, present value cost of this alternative is $263,116,000.

Recommendation:

ALTERATION is recommended.

GSA PBS

PROSPECTUS - ALTERATION
Jacob K. Javits Federal Building, 26 Federal Plaza, New York, NY

Prospectus Number: PNY-02822
Congressional District: 17

Major Alteration Work Items:

Phase I
Improve air distribution and temperature control systems $23,438,000

Phase II
Remodel space for a physical fitness center ..... $ 1,570,000
Improve the structural integrity - FOB/Annex/CIT & garage areas ..... $ 5,606,000
Renovate cafeteria ..... $ 1,500,000
Refinish exterior plazas ..... $ 4,710,000
Improve handicapped accessibility ..... $ 785,000
Phase II construction costs $14,171,000

Total Estimated Construction Cost* $37,609,000

Authority Requested in this Prospectus: $37,609,000

Schedule:

FY 1992 Design Start - Phase 1 (Prospectus PDS-92001, approved FY1992)
FY 1993 Construction Start - Phase 1
FY 1993 Design Start - Phase 2
FY 1994 Construction Start - Phase 2
FY 1996 Construction Completion - Phases 1 and 2

*Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed solution is the most economical method to meet that need within the timeframe required.

Submitted at Washington, DC, on January 29, 1992

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

GSA PBS

PROSPECTUS - ALTERATION
Jacob K. Javits Federal Building, 26 Federal Plaza, New York, NY

Prospectus Number: PNY-02822
Congressional District: 17

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE	ALTERATION
DATA: Term Used (yrs)	30	30	30
Occupancy Year	1998	1996	1996
Square feet in analysis			
Leased	-	1,560,582	-
Government-owned	1,560,582	-	1,560,582
PRESENT VALUE COSTS ($ x 1,000)			
Net, net rent	-	652,228	-
Construction cost	321,103	-	28,060
Design	18,524	-	2,392
Management and Inspection	9,601	-	2,166
Land	55,658	-	-
Less: Building reversion	(104,031)	-	(63,465)
Land reversion	(19,443)	-	(19,443)
Interim housing	67,035	46,346	46,346
Major R&A	39,219	-	44,370
Tenant alterations	20,535	23,232	23,232
Services & utilities	110,998	125,577	125,577
Property taxes & insurance	41,624	47,091	47,091
Property management	23,680	20,302	26,790
Total tax benefits to lessor	-	9,399	-
Less: Disposition - Building	(160,351)	(172,862)	-
Disposition - Land	(46,128)	(49,727)	-
Total Present Value Cost	378,024	701,586	263,116
PROPOSAL VALUE	-263,116		
PRESENT VALUE COST ADVANTAGE	114,908		
OR			
EQUIV. ANNUAL COST ADVANTAGE	10,692		

Factors Used (10/1/91 Values):
Net Rent: $39.00/osf
Operating Cost: $6.00/osf
Construction Cost to Build a New Building: $185/gsf
Land Cost: $60,000,000
Discount Rate: 8.5%

HOUSING PLAN
Jacob K. Javits Federal Building and Court of International Trade
New York, NY
(as of March 1991)

CURRENT AND PROPOSED

Agency	Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF*
GSA/Joint USe	56,349	122	33,580	82	999	21,770
Court of Int Trade	106,699	198	80,668	198	-	26,031
Tax Court	6,221	8	3,103	8	-	3,118
GPO	2,894	5	2,894	5	-	-
USAF	1,442	7	1,442	7	-	-
USPS	706	3	706	3	-	-
Commerce	26,702	156	25,740	156	-	962
DoD	3,669	31	3,572	31	-	97
DoD/CoE	90,632	904	87,348	887	-	3,284
DoT	13,966	93	13,966	93	-	-
Dept of Education	23,807	162	23,807	162	-	-
EEOC	5,529	41	5,529	41	-	-
Dept of Energy	6,685	42	6,685	42	-	-
EPA	115,057	753	112,621	753	-	2,436
FBI	229,295	1,916	170,417	1,831	3,557	55,321
FEMA	18,427	196	18,427	196	-	-
FLRA	3,256	12	3,256	12	-	-
FMCS	4,530	27	4,530	27	-	-
FTC	7,501	38	7,501	38	-	-
GAO	14,945	142	14,945	142	-	-
GSA	119,610	839	99,585	797	5,300	14,725
HHS	206,804	1,541	204,105	1,541	-	2,699
HUD	81,334	710	79,069	710	-	2,265
ICC	1,457	19	1,457	19	-	-
Justice	198,154	1,160	177,573	1,135	5,875	14,706
Labor	13,728	138	13,728	138	-	-
NLRB	14,623	69	14,623	69	-	-
OPM	28,840	115	28,840	115	-	-
RRB	2,460	12	2,460	12	-	-
SBA	20,936	182	20,842	182	94	-
SEC	34,927	270	34,927	270	-	-
State	7,023	56	6,386	56	-	637
Tresasury	53,475	405	52,579	405	-	896
USDA	11,283	77	11,283	77	-	-
USIA	11,070	30	7,812	30	-	3,258
Outlease	701	2	701	2	-	-
Vacant	15,845	-	9,855	-	-	5,990
SubTotal	**1,560,582**	**10,481**	**1,386,562**	**10,272**	**15,825**	**158,195**
Inside Parking	111,965	-	-	-	111,965	-
Total	**1,672,547**	**10,481**	**1,386,562**	**10,272**	**127,790**	**158,195**

Current and Proposed Office Utilization Rate = 126
(Excludes Judiciary, Joint Use, and Vacant Space)
(Excluding 119,570 square feet of support space: UR = 114)

HOUSING PLAN
Jacob K. Javits Federal Building and Court of International Trade
New York, NY
(as of March 1991)

*Special Space Includes:

Lab & Clinic	11,112 osf
Food Service	12,088 osf
Courtrooms	24,495 osf
Library	25,848 osf
Auditorium	27,000 osf
Detention Cells	2,151 osf
ADP	22,013 osf
Conference & Training	16,386 osf
Light Industrial	17,102 osf
Total	158,195 osf

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001

Description:

This prospectus is submitted to seek authorization to design projects during fiscal year 1994 that are scheduled for construction in future years. The design funds for these projects are included in the pending fiscal year 1994 appropriation request for the Design and Construction Services budget activity. Project descriptions are attached.

Justification:

By seeking authority to start the design for projects prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, funds will be requested for only the phase planned for accomplishment in any particular year.

Detailed construction prospectuses will be submitted for individual projects along with the future year construction budget requests. Included are projects for improvements to building and safety systems, remodeling and recapture of vacant space, expansion of court facilities, and special program improvements including historic preservation, handicapped accessibility, energy conservation, and seismic strengthening.

Recommendation:

Authorize design in the amount of $45,739,000 for the projects attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Authority Requested in this Prospectus: **$45,739,000**

Any additional design costs due to increased projects scopes/cost, that are not anticipated at this time, will be accommodated within the Design and Construction Services budget activity to the extent that savings are realized in other projects and programs. Accordingly, the General Services Administration does not plan to request additional design authority for such projects.

Statement of Need:

It has been determined that the above request is a Government need and that the proposed action is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on MAR 25 1993

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001

FY 1994 ALTERATION DESIGN PROJECTS

LOCATION:	FY 1994 FUNDING
Mobile, AL	
Federal Building	$ 773,000
Los Angeles, CA	
U.S. Courthouse, 312 N Spring	1,734,000
Federal Building, 300 N. LA	6,015,000
Menlo Park, CA	
U.S. Geological Survey, WRRC, Building #3	627,000
Sacramento, CA	
Federal Building, 2800 Cottage Way	1,844,000
San Pedro, CA	
Terminal Island Federal Building (U.S. Customhouse)	500,000
Denver, CO	
Federal Building – Customhouse	768,000
District of Columbia	
Ariel Rios Federal Building	350,000
Lafayette Building	2,152,000
U.S. Customs Service, Interstate Commerce Commission, Connecting Wing	8,087,000
Interior Building	5,764,000
Chicago, IL	
Federal Center	3,265,000
John C. Kluczynski Federal Building	1,493,000
Woodlawn, MD	
East Low–Rise and East High–Rise Buildings	1,388,000
Asheville, NC	
Federal Building – Courthouse	548,000
Camden, NJ	
Post Office – Courthouse	961,000
Holtsville, NY	
IRS Service Center	1,442,000
New York, NY	
U.S. Courthouse, 40 Foley Square	2,586,000
Oklahoma City, OK	
Albert Murrah Federal Building	540,000
Philadelphia, PA	
Byrne Courthouse – Green Federal Building	1,988,000
Providence, RI	
Federal Building – Courthouse	676,000
Lubbock, TX	
Federal Building – Courthouse	1,085,000
Richmond, VA	
Courthouse and Courthouse Annex	1,153,000
Total:	$45,739,000

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 1

PROJECT: Federal Building, 109 St. Joseph Street

LOCATION: Mobile, AL

PROSPECTUS AMOUNT:	$8,699,000
ESTIMATED TOTAL PROJECT COST:	10,183,000
DESIGN:	773,000
CONSTRUCTION:	8,699,000
M&I:	711,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	773,000

DESCRIPTION:

This nine–story building, constructed in 1974, provides a gross area of 204,176 square feet and an occupiable area of 141,330 square feet.

This modernization project will provide for the upgrading of approximately 137,000 square feet of vacant space with new ceilings, lights, floor covering, some partitions, and modifications to the heating, ventilating and air–conditioning system. The space will be vacated by the U.S. Army Corps of Engineers when they relocate to a new leased facility (Prospectus No. PAL–93012). The space will be backfilled by multiple agencies upon completion of the proposed alterations. In addition, two bankruptcy courtrooms will be constructed, a chiller will be replaced, and the restrooms will be upgraded. Asbestos–containing material will be removed from all air handling units and asbestos that is exposed as a result of this project will be removed.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 25

PROJECT: U.S. Courthouse, 312 North Spring Street

LOCATION: Los Angeles, CA.

PROSPECTUS AMOUNT:	$22,989,000
ESTIMATED TOTAL PROJECT COST:	26,531,000
DESIGN:	1,734,000
CONSTRUCTION:	22,989,000
M&I:	1,808,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,734,000

This 18–story building, constructed in 1938, provides a gross area of 792,815 square feet and an occupiable area of 487,036 square feet. This building is listed on the National Register of Historic Places.

This modernization project will provide for upgrading eight existing courtrooms and constructing two additional courtrooms and chambers on the 8th and 9th floors. Support space will also be provided consisting of jury rooms, a judges' conference room, attorney conference rooms, and a library. Improvements will be made to the heating, ventilation, air–conditioning, plumbing, electrical, firesafety, elevator, ceiling, and lighting systems. Restrooms and drinking fountains on the 8th and 9th floors will be altered and an entrance ramp will be constructed to comply with the Uniform Federal Accessibility Standards.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 25

PROJECT: Federal Building, 300 North Los Angeles Street

LOCATION: Los Angeles, CA.

PROSPECTUS AMOUNT:	$104,469,000
ESTIMATED TOTAL PROJECT COST:	116,467,000
DESIGN:	6,015,000
CONSTRUCTION:	104,469,000
M&I:	5,983,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	6,015,000

This 8–story building, constructed in 1965, provides a gross area of 1,234,425 square feet and an occupiable area of 765,156 square feet.

This modernization project will alter and realign tenant space, including the reassignment of agencies to this building. It will also support the Courts' operations in the nearby Courthouse at 312 North Spring and the adjacent Edward Roybal Federal Building.

The work will provide alterations to all interior spaces including ceilings, lights, flooring, and partitions. Seismic resistance modifications, asbestos abatement, elevator modernization, and improvements to the electrical, plumbing, heating, ventilating, and air–conditioning systems will be accomplished. Improvements will be in conformance with the Uniform Federal Accessibility Standards.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 12

PROJECT: U.S. Geological Survey, Western Region Research Center, Building No. 3

LOCATION: Menlo Park, CA

PROSPECTUS AMOUNT:	$6,482,000
ESTIMATED TOTAL PROJECT COST:	7,666,000
DESIGN:	627,000
CONSTRUCTION:	6,482,000
M&I:	557,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	627,000

This 2–story building, constructed in 1959, provides a gross area of 89,758 square feet and an occupiable area of 71,074 square feet. It is one of the 21 structures on the Government–owned USGS complex in Menlo Park. Overall, they provide approximately 199,500 occupiable square feet of space.

This modernization project will provide for upgrading the heating, ventilating, air–conditioning, and electrical systems. Interior space improvements include ceilings, lights, flooring, and partitions. A fire sprinkler system will be installed, and the existing fire alarm system replaced. Asbestos will be abated as required. All ductwork, piping, and other interior systems will be seismically braced. Uniform Federal Accessibility Standard improvements include installing a passenger elevator, upgrading restrooms, and constructing a ramp. A rooftop enclosure and additional restrooms will expand the conference facilities.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS-94001
Congressional District: 3

PROJECT: Federal Building, 2800 Cottage Way

LOCATION: Sacramento, CA

PROSPECTUS AMOUNT:	$25,168,000
ESTIMATED TOTAL PROJECT COST:	28,968,000
DESIGN:	1,844,000
CONSTRUCTION:	25,168,000
M&I:	1,956,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,844,000

This complex of five 2–story buildings provides a gross area of 328,299 square feet and an occupiable area of 237,160 square feet. The main building complex is comprised of four of the five buildings, omitting only the child care center, and was constructed in 1967.

This modernization project will provide for seismic strengthening and upgrading of the main building complex. The scope includes installing a fire sprinkler system and other life safety upgrades, improvements to the mechanical and electrical systems, alterations in conformance with the Uniform Federal Accessibility Standards, removal of an underground gasoline storage tank, and replacement of two underground diesel fuel storage tanks that provide fuel to two standby power generators. Tenant space alterations and realignment include work on ceilings, lights, flooring, and partitions.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 27

PROJECT: Terminal Island Federal Building (U.S. Customhouse), 300 South Ferry

LOCATION: San Pedro, CA

PROSPECTUS AMOUNT:	$4,988,000
ESTIMATED TOTAL PROJECT COST:	5,921,000
DESIGN:	500,000
CONSTRUCTION:	4,988,000
M&I:	433,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	500,000

This 2–story building, constructed in 1965, is attached to a large, 1–story warehouse. The building and warehouse together provide a gross area of 235,546 square feet and an occupiable area of 153,675 square feet.

This alteration project will provide for the remodeling of approximately 24,000 occupiable square feet of vacant warehouse space into laboratory space for the U.S. Customs Service Laboratory Division. The Laboratory Division currently occupies 8,900 square feet of space in the 2–story office building. This laboratory is very crowded, and laboratory personnel must perform their administrative duties in the same areas as laboratory duties. The demand for laboratory services has increased significantly since the laboratory was constructed, and the laboratory provides only 38 percent of the space required to operate safely and effectively. The larger facility will enable laboratory personnel to conduct their administrative and laboratory duties in separate space, will allow for the separation of chemical testing from other types of testing, will provide space for seven additional technicians, and will provide a safer work environment for laboratory personnel. The safety of the 2–story office building will also be enhanced when the laboratory is relocated from it.

The 8,900 square feet of space that will be vacated by the Laboratory Division will be remodeled into office space and backfilled by the U.S. Customs Service District Office, to house 36 new employees.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 1

PROJECT: Federal Building – Customhouse, 721 19th Street

LOCATION: Denver, CO

PROSPECTUS AMOUNT:	$8,238,000
ESTIMATED TOTAL PROJECT COST:	9,706,000
DESIGN:	768,000
CONSTRUCTION:	8,238,000
M&I:	700,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	768,000

This 5–story building, constructed in 1931, provides a gross area of 276,360 square feet and an occupiable area of 158,690 square feet. It is listed on the National Register of Historic Places.

This modernization project will complete the upgrading of the interior space in portions of the building that were not covered by previous projects. Improvements will also be made to the building's exterior, including masonry restoration and cleaning and repointing of the terra cotta and marble surfaces. The windows and main entrance doors will be replaced. Interior improvements will include the heating, ventilating, air–conditioning, firesafety, electrical, and elevator systems. Lighting, ceilings, flooring, and space alterations, in addition to energy conservation measures, will be installed. Restroom upgrading will include Uniform Federal Accessibility Standards alterations. Asbestos will be removed in areas affected by the renovation.

GSA PBS

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-94001

PROJECT: Ariel Rios Federal Building, 12th Street and Pennsylvania Avenue, NW

LOCATION: Washington, DC

PROSPECTUS AMOUNT:	$3,568,000
ESTIMATED TOTAL PROJECT COST:	4,221,000
DESIGN:	350,000
CONSTRUCTION:	3,568,000
M&I:	303,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	350,000

DESCRIPTION:

This monumental building, located in the Federal Triangle, was constructed in 1935, and is listed on the National Register of Historic Places. Its 7 floors plus attic provide a gross area of 840,912 square feet, and 484,445 occupiable square feet.

This alteration prospectus will install a new exterior surface on the 13th street facade of the Ariel Rios building. This new facade will incorporate limestone, granite, and brick detailing. The embellishments will replicate those on the Pennsylvania Avenue side of the building. In July 1990, Congress approved a reprogramming of fiscal year 1990 funds for the completion of two facades on the Internal Revenue Services Building located at 1111 Constitution Avenue, NW, also within the Federal Triangle. That work was accomplished under Prospectus No. PDC-00224. This facade on the Ariel Rios Federal Building is the last unfinished building facade in the Federal Triangle. The completed project will present a unified building exterior, and will complement the site plan and the plaza between the Ariel Rios Building and the Federal Triangle Building.

GSA PBS

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-94001

PROJECT: Lafayette Building, 811 Vermont Ave., NW

LOCATION: Washington, DC

PROSPECTUS AMOUNT:	$31,699,000
ESTIMATED TOTAL PROJECT COST:	36,022,000
DESIGN:	2,152,000
CONSTRUCTION:	31,699,000
M&I:	2,171,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	2,152,000

DESCRIPTION:

The Lafayette Building, constructed in 1940, is eligible for inclusion on the National Register of Historic Places. Its 12 floors and mechanical penthouse provide a gross area of 568,684 square feet and 294,120 occupiable square feet.

This modernization project will alter all the interior spaces and improve the building envelope, by repairing the stone, repointing, cleaning, and repairing the windows. New ceilings, lights, flooring, and partitions will be provided for efficient tenant space and operations. The plumbing, heating, ventilation, and air-conditioning systems will be upgraded. The electrical wiring and the electrical distribution systems will be replaced. The existing fire alarm system will be modified, and a fire sprinkler system will be installed. New lighting and communications systems will be installed. Restrooms are to be upgraded to Uniform Federal Accessibility Standards. Asbestos will be abated in accomplishing the other work proposed.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number:PDS–94001

PROJECT: U.S. Customs Service Building, 1301 Constitution Ave., NW
Interstate Commerce Commission Building, 12th Street and Constitution Ave., NW
Connecting Wing Building, 12th Street and Constitution Ave., NW

LOCATION: Washington, DC

PROSPECTUS AMOUNT:	$167,787,000
ESTIMATED TOTAL PROJECT COST:	180,790,000
DESIGN:	8,087,000
CONSTRUCTION:	167,787,000
M&I:	4,916,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	8,087,000

DESCRIPTION:

This 3–building complex, located in the Federal Triangle, consists of the Interstate Commerce Commission (ICC) Building, the U.S. Customs Service Building (Customs), and the Connecting Wing Building. They were completed in 1934 and are listed on the National Register of Historic Places. They provide a gross area of 1,200,000 square feet, and 627,774 occupiable square feet. The buildings are seven stories above ground and the Customs and ICC buildings also each contain an attic.

This modernization project will upgrade the heating, ventilating, and air–conditioning system, improve the electrical and plumbing systems, upgrade elevators, install a fire sprinkler system, alter interior and exterior architectural features and spaces, upgrade the auditorium, renovate the cafeteria and kitchen, provide accessibility for the handicapped, and preserve historical features. Asbestos will be abated. The construction is planned for three funding phases.

GSA PBS

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-94001

PROJECT: Interior Building, 1849 C Street, NW

LOCATION: Washington, DC

PROSPECTUS AMOUNT:	$106,055,000
ESTIMATED TOTAL PROJECT COST:	115,933,000
DESIGN:	5,764,000
CONSTRUCTION:	106,055,000
M&I:	4,114,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	5,764,000

DESCRIPTION:

This building, constructed in 1935, is listed on the National Register of Historic Places. There are 7 floors above ground and 12 wings joined on either side to a central corridor. The building provides a gross area of 1,210,560 square feet and 661,405 occupiable square feet.

This modernization project will replace the HVAC system, provide controls and a distribution system to ensure energy efficiency, replace electrical distribution and the wiring system, install a fire sprinkler system and upgrade the existing fire alarm system. The scope also includes the construction of fire exit stairs, upgrading elevators, modernizing office space and restrooms, improving the exterior, and accomplishing historic preservation. Asbestos will be abated in accomplishing the other work proposed. The construction is planned for three phases.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 7

PROJECT: Federal Center:
John C. Kluczynski Federal Building, 230 South Dearborn Street
Everett M. Dirksen Building, 219 South Dearborn Street
U.S. Post Office Loop Station, 211 South Clark Street

LOCATION: Chicago, IL

PROSPECTUS AMOUNT:	$49,953,000
ESTIMATED TOTAL PROJECT COST:	55,996,000
DESIGN:	3,265,000
CONSTRUCTION:	49,953,000
M&I:	2,778,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	3,265,000

DESCRIPTION:

The Federal Center includes three buildings: the John C. Kluczynski Federal Building, the Everett M. Dirksen Building, and the U.S. Post Office Loop Station. These buildings provide a gross area of 2,309,600 square feet, and 1,686,000 occupiable square feet.

This modernization project will provide for the conversion of building system controls from pneumatic to direct digital operation, refurbishment of air-handlers, replacement of chillers and cooling towers, upgrading elevators, and replacing the lobby level glazing and frames.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 7

PROJECT: John C. Kluczynski Federal Building, 230 South Dearborn Street

LOCATION: Chicago, IL

PROSPECTUS AMOUNT:	$19,309,000
ESTIMATED TOTAL PROJECT COST:	22,311,000
DESIGN:	1,493,000
CONSTRUCTION:	19,309,000
M&I:	1,509,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,493,000

DESCRIPTION:

This building, constructed in 1974, rises 43 stories above the ground and has a gross area of 1,178,471 square feet, and 730,000 occupiable square feet.

This modernization project will alter and remodel space on floors 2 through 10 to consolidate the Federal Bureau of Investigation (FBI) operations. These floors will have significant infrastructure improvements including internal stairways and shielded enclosures for FBI operations and security requirements. A dedicated chiller, a mail conveyor/dumbwaiter, emergency generator, radio transmitter room, antennae and satellite dish will be installed. Ceilings, lights, office space alterations, flooring, partitions, and additional electrical power will be provided. Improvements will be made to the heating, ventilating, and air–conditioning systems. Also, modifications will be made to dedicate four existing elevators for FBI's use.

The FBI will relocate from the Everett M. Dirksen Building to the Kluczynski Building. The courts and court–related agencies require expansion space in the Dirksen Building, and the relocation of the FBI will provide this space. The FBI will backfill space vacated by DOL when DOL relocates from the Kluczynski Building to leased space, under fiscal year 1993 lease prospectus PIL–93002.

This project is part of a broader housing strategy for the Chicago Federal Center, which includes the John C. Kluczynski Federal Building, the Everett M. Dirksen Building, and the U.S. Post Office Loop Station. The Environmental Protection Agency (EPA) was relocated from the Kluczynski Building to the Ralph Metcalfe Building. Prospectus No. PIL–02632 (fiscal year 1992) proposed renovation of the space vacated by the EPA, for occupancy by the Drug Enforcement Administration (DEA) and the Internal Revenue Service (IRS). In addition, fiscal year 1994 Prospectus No. PIL–02363 proposes realignment of IRS' space to create a more efficient arrangement of space. GSA is also requesting design funds to modernize the Federal Center under this fiscal year 1994 generic design prospectus.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 7

PROJECT: East Low–Rise and East High–Rise Buildings, 6401 Security Boulevard

LOCATION: Woodlawn, MD

PROSPECTUS AMOUNT:	$17,821,000
ESTIMATED TOTAL PROJECT COST:	20,594,000
DESIGN:	1,388,000
CONSTRUCTION:	17,821,000
M&I:	1,385,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,388,000

DESCRIPTION:

The two buildings were constructed in 1968 and provide a gross area of 226,000 square feet, and 183,000 occupiable square feet. They are an integral part of a complex of buildings which includes an additional 10 buildings, for a total of 12, and an additional 3,114,975 osf, for a total of 3,297,975 osf. The two buildings are currently occupied by the HCFA and the other 10 buildings make up the headquarters complex of the Social Security Administration (SSA). The two buildings share certain mechanical systems and are linked by an enclosed bridge corridor at the ground, first and second floor levels. The East building's main utility services are provided through an underground tunnel system.

This modernization project will provide for total replacement of ceilings, partitions, doors, lighting, and flooring. The improvements also include HVAC modifications, fire sprinklers, telecommunications, and electrical systems. Asbestos will be abated where encountered in accomplishing the other items proposed. Handicapped accessibility and energy conservation measures will be included. SSA will occupy these buildings after the alteration work is completed. The HCFA will relocate to a new consolidated facility. Funding for construction of this new facility has been approved by Congress and occupancy is scheduled for early fiscal year 1995.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 11

PROJECT: Federal Building – Courthouse, Otis and Post Streets

LOCATION: Asheville, NC

PROSPECTUS AMOUNT:	$5,767,000
ESTIMATED TOTAL PROJECT COST:	6,796,000
DESIGN:	548,000
CONSTRUCTION:	5,767,000
M&I:	481,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	548,000

DESCRIPTION:

This six–story building, constructed in 1930, provides a gross area of 108,253 square feet and an occupiable area of 60,752 square feet.

This modernization project will provide for upgrading the electrical, heating, ventilating and air–conditioning, plumbing, ceiling, and elevator systems. Interior space improvements include ceilings, lights, flooring, and partitions. In addition, seismic strengthening, handicapped accessibility, and firesafety systems improvements will be installed and asbestos will be abated.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 1

PROJECT: Post Office – Courthouse, 4th and Market Streets

LOCATION: Camden, NJ

PROSPECTUS AMOUNT:	$11,399,000
ESTIMATED TOTAL PROJECT COST:	13,274,000
DESIGN:	961,000
CONSTRUCTION:	11,399,000
M&I:	914,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	961,000

DESCRIPTION:

This 5–story building, constructed in 1932, is listed on the National Register of Historic Places. It provides a gross area of 98,500 square feet and 55,900 occupiable square feet.

This modernization project will provide space alterations to meet expansion requirements of the bankruptcy court. The bankruptcy court will move into space currently occupied by the district court. The district court will be relocating to the Courthouse Annex, which is adjacent to the PO–CT and will be connected to it on the second floor, when it is completed in 1993. The work also includes modifications to the existing heating, ventilating, and air–conditioning system. A fire alarm system will be installed. The existing fire sprinkler system will be extended throughout the building. The domestic water and sanitary sewer piping system will be replaced. A new electric service and panel boards will be installed. Elevator controls and cabs will be refurbished. The proposed alterations will make the systems in the existing PO–CT compatible with those in the new annex, thereby enhancing the efficiency of systems maintenance and operations in the 2–building complex. Handicapped accessibility will also be provided.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 1

PROJECT: IRS Service Center, 1040 Waverly Avenue

LOCATION: Holtsville, NY

PROSPECTUS AMOUNT:	$18,640,000
ESTIMATED TOTAL PROJECT COST:	21,530,000
DESIGN:	1,442,000
CONSTRUCTION:	18,640,000
M&I:	1,448,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,442,000

DESCRIPTION:

This leased facility, occupied since December 1972, provides a gross area of 513,647 square feet and an occupiable area of 458,316 square feet.

This modernization project is proposed for this leased building where the lessor has no alteration responsibility. Upon completion of the lease renewal options in 2002, title to the land and facilities will be transferred from the Town of Brookhaven to the U.S. Government. The project will provide for upgrading the energy plant, fire alarm, lighting, and short circuit protection systems. The ceilings, lights, and atrium windows will be replaced. The cafeteria will be modernized. Seismic resistance to earthquake forces will be improved and handicapped accessibility will be provided.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 17

PROJECT: U.S. Courthouse, 40 Foley Square

LOCATION: New York, NY

PROSPECTUS AMOUNT:	$38,220,000
ESTIMATED TOTAL PROJECT COST:	43,275,000
DESIGN:	2,586,000
CONSTRUCTION:	38,220,000
M&I:	2,469,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	2,586,000

DESCRIPTION:

This monumental structure which was constructed in 1936, provides a gross area of 611,000 square feet and an occupiable area of 293,311 square feet. It is listed on the National Register of Historic Places.

This modernization project will provide for upgrading the mechanical, electrical and plumbing systems, including chillers, cooling towers, panelboards, and piping. It will accomplish seismic improvements and historic preservation of significant architectural features. A new courthouse is under construction adjacent to this courthouse to provide expansion space for the courts and court-related agencies. Some tenants that presently occupy space in the existing courthouse will relocate to the new facility when construction is complete. Space vacated in the existing courthouse will be reconfigured for backfill tenants. The building will be upgraded to meet the Uniform Federal Accessibility Standards.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 6

PROJECT: Albert Murrah Federal Building, 200 N.W. Fifth Street

LOCATION: Oklahoma City, OK

PROSPECTUS AMOUNT:	$5,438,000
ESTIMATED TOTAL PROJECT COST:	6,450,000
DESIGN:	540,000
CONSTRUCTION:	5,438,000
M&I:	472,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	540,000

This 9–story building, constructed in 1974, provides a gross area of 379,709 square feet and an occupiable area of 317,539 square feet, of which 199,920 square feet is inside underground parking.

This alteration project will provide for improvements to the heating, ventilating, and air–conditioning, and lighting systems. Energy conservation measures and replacement of the ceiling system will be accomplished. Structural improvements to the parking garage include waterproofing, resurfacing and replacing the garage roof, which is at ground level and is topped with a pedestrian plaza that is located alongside the building. The plaza area will be waterproofed and landscaped.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 1

PROJECT: James A. Byrne Courthouse, Sixth and Market Streets
William J. Green Jr. Federal Building, Sixth and Arch Streets

LOCATION: Philadelphia, PA

PROSPECTUS AMOUNT:	$28,500,000
ESTIMATED TOTAL PROJECT COST	32,545,000
DESIGN:	1,988,000
CONSTRUCTION:	28,500,000
M&I:	2,057,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,988,000

DESCRIPTION:

The Byrne Courthouse, constructed in 1975, is a 22–story building, providing a gross area of 691,699 square feet and 393,496 occupiable square feet. The Green Federal Building, constructed in 1973, is a 10–story building, providing a gross area of 727,788 square feet, and 467,160 occupiable square feet. The two buildings are connected by a public passageway and share common building support systems.

This alteration prospectus provides for conversion of the third and fourth floors in the Byrne Courthouse for additional magistrate courtrooms, chambers and related judicial facilities. The Green Federal Building improvements include cafeteria alterations, corridor and restroom improvements throughout the structure, and replacement of ceiling tiles.

The HVAC, electrical power, and plumbing systems are common building support systems. The HVAC and electrical power systems will be upgraded and the plumbing system will be cleaned.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 2

PROJECT: Federal Building – Courthouse, Kennedy Plaza

LOCATION: Providence, RI

PROSPECTUS AMOUNT:	$7,380,000
ESTIMATED TOTAL PROJECT COST:	8,665,000
DESIGN:	676,000
CONSTRUCTION:	7,380,000
M&I:	609,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	676,000

DESCRIPTION:

This 5–story building, constructed in 1908, is listed on the National Register of Historic Structures and provides a gross area of 120,598 square feet and an occupiable area of 56,740 square feet.

This modernization project provides for upgrading the heating, ventilating and air–conditioning system, elevators, plumbing and electrical systems; improving interior finishes; installing a new judges' elevator; improving seismic resistance, and restoring significant architectural features.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 19

PROJECT: Federal Building–Courthouse, 1205 Texas Street	
LOCATION: Lubbock, TX	
PROSPECTUS AMOUNT:	$12,528,000
ESTIMATED TOTAL PROJECT COST:	14,653,000
DESIGN:	1,085,000
CONSTRUCTION:	12,528,000
M&I:	1,040,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,085,000

This 8–story Federal Building and 2–story Courthouse, constructed in 1971, provides a gross area of 172,573 square feet and an occupiable area of 106,169 square feet.

This modernization project will complete the total building improvements initiated under a previous prospectus. The work has been completed in the Courthouse portion of the facility. The improvements include installation of a fire sprinkler system, ceilings, lighting, flooring, emergency generator, and HVAC ductwork. Two new courtrooms and adjunct facilities will be constructed in the Federal Building to replace two existing undersized courtrooms in the courthouse portion of the building. This project also proposes removal and replacement of the existing asbestos fireproofing. Most of the existing asbestos fireproofing is friable and must be removed before the rest of the work can proceed. GSA's policy is to leave alone asbestos that is well–contained, and some asbestos that is wrapped around pipes appears to be well–contained. However, that asbestos will be disturbed when the pipes are dismantled to access the HVAC ductwork, and so must also be removed and replaced.

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS–94001
Congressional District: 3

PROJECT: Courthouse and Courthouse Annex, Eleventh and Main Streets

LOCATION: Richmond, VA

PROSPECTUS AMOUNT:	$14,131,000
ESTIMATED TOTAL PROJECT COST:	16,402,000
DESIGN:	1,153,000
CONSTRUCTION:	14,131,000
M&I:	1,118,000
AMOUNT REQUESTED IN FISCAL YEAR 1994:	1,153,000

DESCRIPTION:

The Courthouse, constructed in 1858, is listed on the National Register of Historic places. It provides a gross area of 179,000 square feet, and 104,000 occupiable square feet. The Courthouse Annex was constructed in 1936 to complement the original Courthouse structure. It provides a gross area of 135,000 square feet and 80,000 occupiable square feet.

This modernization prospectus will convert post office space to court support space among other proposed space alterations. The U.S. Postal Service, which currently occupies 17,620 osf of space in the Courthouse, will be relocated to space outside the facility to allow for the U.S. Circuit Court's expansion. The expansion space will include a larger circuit library and more space for the circuit clerk. The plumbing, heating, ventilating, and air–conditioning systems will be upgraded. An energy management system will be installed in the Courthouse and coordinated with the Annex's system. Fire alarm, standpipe, and telecommunications systems will be installed.

SUMMARY OF COMMUNITY STRATEGY – San Francisco Bay Area, CA

San Francisco Bay Area Community Strategy:

This community has been among the highest priorities in the nation for capital investment to increase the percentage of space owned by the Government. The strategy for housing Federal agencies includes reducing the amount of high cost leased space by increasing the Government–owned inventory. However, when Federal agencies have specific location requirements or until Government–owned space is available, the General Services Administration (GSA) will obtain quality leased space at the lowest available cost. The community strategy includes providing fire and life safety upgrades, repairing earthquake damage, and improving seismic stabilization of existing Federal buildings. The following is a summary of how GSA is implementing and plans to continue to implement the Community Strategy for the San Francisco Bay Area.

Implementation of Community Strategy:

To achieve its goal of optimal Federal ownership in the Bay Area Community, GSA has requested, and the Congress has authorized a number of projects. Specifically, a new 868,000 square foot Federal Building–Courthouse in Oakland is nearing completion, with phased occupancy ending in August 1993; a new 475,000 square foot Federal Office Building has been authorized as a lease purchase project on a donated site in San Francisco. These buildings will improve the Government–owned to leased space ratio from 42:58 to 67:33.

Part of the Community Strategy is to provide safe and modern Government–owned buildings for our client/tenant agencies. For example, a $97,149,000 alteration project at the Phillip Burton Federal Building–Courthouse will provide modern first–class space for the courts and executive branch agencies. The United States Court of Appeals facility, one of the most historically significant public buildings west of the Rocky Mountains, is also undergoing a major renovation at a cost of $91,563,000.

While it is not GSA's goal to increase the leased space inventory, several leases will be required to accommodate Federal agency requirements, prior to completion of the new San Francisco Federal Office Building. For instance, GSA has requested authority to lease 234,066 square feet of space for agencies currently housed at 525 Market Street and 142,000 square feet of space for the IRS which is currently located at 75 Hawthorne Street. The House Public Works Committee has authorized both leases; however, the Senate Environment and Public Works Committee authorization is still pending.

Further implementation of GSA's Community Strategy for the San Francisco Bay Area requires authorization of the following fiscal year 1994 capital projects:

Project	Occupiable Area	Estimated Maximum Cost
Alteration (Construction) Western Program Service Center Social Security Administration, Richmond, CA	400,130	$3,742,000
Alteration (Design) United States Geological Survey, Building No. 3 Menlo Park, CA	89,758	$627,000
Lease* Department of Health and Human Services San Francisco, CA	113,177	Leased

*Includes lease, plus other authorities, such as lease with option to purchase

Community Strategy Approval and Implementation Over the Next 5 to 10 Years:

Approval of the Community Strategy for the San Francisco Bay Area will constitute authority for the above described three fiscal year 1994 projects. There are a number of projects in GSA's five–year plan that will require authorization to allow GSA to further implement the Bay Area Community Strategy. GSA will continue to monitor agency growth patterns and the potential need for additional federally–owned space.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Community Profile:

The San Francisco Bay Area consists of the San Francisco and Oakland Primary Metropolitan Statistical Areas and includes the counties of Alameda, Contra Costa, Marin, San Francisco, and San Mateo. These five counties border the east and west shores of the San Francisco Bay covering an area of 2,833 square miles. According to the California Department of Finance population figures published in October of 1991, the City of San Francisco is the largest city in the five–county area with an estimated population of 726,700. Oakland is the second largest city with a population of 376,000. The population of the total Bay Area Community is 3,673,800.

Current Federal Space Situation:

The following table provides a breakdown of total space provided to Federal agencies in the San Francisco Bay Area by GSA into Government–owned and leased space:

	Number of Buildings	Occupiable Square Feet	Number of Employees
Government–Owned	*43	**2,154,450	8,931
Lease	100	2,973,268	14,241
Totals	143	5,127,718	23,172

*This includes the various building structures located at the Menlo Park United States Geological Survey Complex and at the Alameda Federal Center.

**This does not include the Oakland Federal Building–Courthouse, as the facility's phased occupancy will not be completed until August 1993.

Government–Owned Space:

GSA currently houses agencies in 6 Government–owned buildings in the city of San Francisco, three of which (50 United Nations Plaza, the U.S. Customs House at 555 Battery Street, and the U.S. Court of Appeals, Ninth Circuit at 7th and Mission Streets) are listed on the National Register of Historic Places. One of these 6 buildings is controlled by the United States Postal Service (USPS); 5 are controlled by GSA.

The largest Government–owned building in San Francisco is the Phillip Burton Federal Building–U.S. Courthouse at 450 Golden Gate Avenue near the City's Civic Center area. It currently houses 3,848 employees of various Federal agencies. Other Government–owned buildings in the Bay Area include the GSA–controlled facilities at the U.S. Geological Survey's Western Regional Headquarters in Menlo Park in the county of San Mateo; the Alameda Federal Center in the East Bay City of Alameda; the Social Security Administration's Western Program Center in the East Bay city of Richmond; the Federal Records Center in San Bruno; and a Federal Supply Warehouse in South San Francisco.

Finally, a USPS controlled building in the city of San Francisco provides serviceable special function space for several Federal tenants with unique space requirements, such as the Department of Treasury and the Department of Justice's Drug Enforcement Agency.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Current Federal Space Situation: (Cont'd)

Leased Space:

There are seven major leases, those exceeding 100,000 occupiable square feet, in five buildings in the Bay Area inventory. All of these are located in San Francisco. The largest of the major leased locations is the office building at 211 Main Street where GSA leases a total of 347,404 occupiable square feet under two leases that provide space to a total of 1,519 employees.

The passage of Proposition M in 1986 led to a declining vacancy rate in the Class A office market in San Francisco from 1987 to 1991. This growth control measure limits office construction to 450,000 square feet annually and, as a result, the existing office supply is being rapidly absorbed. After the earthquake of 1989, an increase in leasing activity augmented the trend and vacancy rates fell to nearly 10%. During the past year, however, the vacancies increased to 15% due largely to the continued trend of corporations moving to the suburban areas and to corporate downsizing. However, large blocks of space in good quality buildings are still in short supply. During the past year rental rates have remained stable. Office rental rates currently range from $22 to $36 per occupiable square foot ($19 – $32 per Building Owners' Management Association rentable square foot, which is the local unit of measurement of space) for the type of space normally acquired in Federal lease actions. Still, some high quality view space in the Financial District area rents as high as $48 per occupiable square foot.

In the Oakland CBA, Class A office space vacancy rate increased to approximately 13.6% from 7% as a result of two new high rise office buildings coming on line during 1990–1991. Once this new space is absorbed, it is expected that the vacancy rate will decrease again to about 10%. Current rental rates for quality space have remained stable and average just below $26 per occupiable square foot with asking prices for new space as high as $28 per occupiable square foot.

Community Strategy:

The relatively high rental costs, the need to consolidate agencies out of leased space, and the need to satisfy future U.S. courts' expansion requirements in federally–owned space have been the main drivers of the San Francisco Bay Area Community Strategy.

This community has been among the highest priorities in the nation for capital investment to increase the percentage of space owned by the Government. The strategy for housing Federal agencies therefore includes reducing the cost of providing high cost leased space by expanding the Government–owned inventory. To this end, a new Federal Building – Courthouse in Oakland, CA is nearing construction completion with phased occupancy taking place from March to August 1993, and a new Federal Office Building has been authorized for acquisition through a lease purchase agreement on a donated site in San Francisco, CA. A high Government–owned to leased ratio is appropriate for the San Francisco Bay Area because a strong Federal presence is expected to continue in this regional area to service the expanding population and the local economy. The 868,000 occupiable square foot Oakland Federal Building–Courthouse and the future completion of the 475,000 occupiable square foot San Francisco Federal Office Building will improve the Government–owned to leased office space inventory from the current 42:58 to 67:33.

Until relocation to Government–owned space can be achieved, GSA will obtain high–quality leased space at the lowest available cost and promote efficient use of leased space. Even with the additional federally–owned space in the San Francisco Bay Area, obtained through the Oakland and San Francisco new construction projects, requirements for large blocks of leased space will still exist. A

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Community Strategy: (Cont'd)

future construction project within the next 10 years may therefore be warranted for the San Francisco Bay Area community. While it is not GSA's goal to increase the leased space inventory, GSA will continue to lease quality space for Federal agencies in the Bay Area Community that have specific location requirements or that cannot be accommodated in Federal buildings.

The community strategy also includes ensuring the safety of Federal employees and protecting Federal capital investment. This is to be accomplished by providing fire and life safety upgrades, repairing seismic damage incurred during the 1989 earthquake, and providing seismic stabilization of existing federally–owned buildings. The Government–owned inventory will therefore be maintained, modernized, and upgraded.

The following is a discussion of what projects are currently in process, what projects we propose for fiscal year 1994, and finally, what projects we plan to undertake beyond fiscal year 1994 for the next five years. This discussion supports how GSA plans to implement the community strategy for the San Francisco Bay Area.

Capital Projects Currently in Progress:

In adhering to this strategy, the following are capital projects authorized within the last five years that are still in progress. Upon completion of these projects, great progress will have been made in providing the Bay Area Community with safe, modern, well–maintained Government–owned buildings to accommodate tenant agency space requirements.

Phillip Burton Federal Building and U.S. Courthouse (FB–CT)
450 Golden Gate Avenue, San Francisco, CA

This alteration project includes removing all asbestos from this 794,364 occupiable square foot facility (1,332,294 gross square foot facility) for replacement with non–asbestos fireproofing. Also included in this project is the installation of an automatic fire sprinkler system on the 2nd through 20th floor and the replacement of the suspended ceiling and office lighting. Construction funds for this project were included in fiscal years 1987, 1988, and 1990, totaling $97,813,000. Upon completion of the project, which is scheduled for fiscal year 1994, the FB–CT will provide modern first–class space for the U.S. courts and executive branch agencies.

United States Custom House
555 Battery Street, San Francisco, CA

This alteration project involves the upgrading of the electrical system and the seismic reinforcement and stabilization of this 86,985 occupiable square foot (128,082 gross square foot) building. Structural reinforcement of the building entails bracing walls and columns in corridors and stairwells, anchoring or replacing ceilings, and adding steel connectors between floors, walls, and the roof. The electrical system in the building will be updated, and a security system will be provided with an emergency power source. Approval of this project was necessary to increase the safety and utility of the historic building. In fiscal year 1991, a total of $15,133,000 in construction funds was provided. Construction completion is scheduled for fiscal year 1996.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Capital Projects Currently in Progress: (Cont'd)

United States Court of Appeals, Ninth Circuit Facility
7th and Mission Streets, San Francisco, CA

One of the most historically significant public buildings west of the Rocky Mountains, this structure is listed on the National Register of Historic Places and has been evaluated for status as a National Landmark. In October 1989, this 189,681 occupiable square foot court facility was extensively damaged by the Loma Prieta earthquake. The building is now closed to occupancy, and the U.S. courts are housed in leased space at Rincon Plaza in San Francisco under a five-year lease term, with two, one-year renewal options, until repair of the building is completed. This historic building is being repaired, seismically strengthened, retrofitted with upgraded building systems, and extensively renovated.

This alteration project is required to maintain the building's historical significance. The safety of Federal employees and court visitors in the facility will be ensured through completion of this $91,563,000 construction project. This project was funded in fiscal year 1993 for construction; the facility is scheduled for occupancy in fiscal year 1996. At that time, the Court of Appeals building will provide 200,240 occupiable square feet (326,510 gross square feet) of modern, first-class space for over 400 court employees.

United States Court of Appeals, Ninth Circuit Annex
7th and Mission Streets, San Francisco, CA

Funds totaling $4,400,000 were provided in fiscal year 1993 to acquire approximately 50,625 square feet of land for an annex to the United States Court of Appeals, Ninth Circuit facility in San Francisco, CA. It is vital that the court's long-term requirements be provided for in space contiguous to the existing facility to ensure the full use of the renovated facility and a consolidated, uninterrupted court operation. Purchase of the adjacent land will therefore allow GSA to respond to the court's expansion needs at the 7th and Mission Street location for the foreseeable future. Design and construction funding for the annex project will be requested in future fiscal years.

Social Security Administration (SSA)
Western Program Service Center (WPSC)
1221 Nevin Avenue, Richmond, CA

This 400,130 occupiable square foot facility is one of the six major Social Security Centers throughout the nation. At this WPSC, SSA handles 4.5 million social security beneficiaries in 12 western states. The building's heating, ventilation, and air-conditioning system (HVAC) will be modified, and the energy management control system will be replaced. If this work is not completed, total systems failures could potentially close this facility and seriously disrupt SSA's operations and service to the public. Upgrade of the mechanical systems will result in operational and energy efficiency consistent with the goals of the Federal Energy Management Improvement Act of 1988.

Since this $8,250,000 project is considered to be above the standard space improvements normally provided by GSA, the work will be funded entirely by SSA. GSA only requested authority for the described work. This increased project cost was authorized by the Senate Public Works Committee on October 30, 1992, and by the House Public Works Committee on June 10, 1992, as a result of

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Capital Projects Currently in Progress: (Cont'd)

GSA's revised prospectus submitted to the Congress on March 13, 1992. During the site survey and testing phase of the design contract, serious problems were discovered in the building's HVAC system. Not only the interior HVAC system but also the perimeter systems need to be expanded in the building. Modifications to the HVAC systems serving the first floor and basement levels in the facility need to be included in the project. These modifications to the project required a significant adjustment to the original cost estimate.

United States Geological Survey (USGS) Laboratory–Office Building
Menlo Park, CA

All of the USGS land and buildings on the USGS Western Region Research Center complex were transferred to GSA by USGS on October 1, 1991. The complex contains 24 structures that provide a total of 326,990 occupiable square feet of space, of which 198,277 occupiable square feet is government–owned space and 128,713 occupiable square feet is leased space.

Congress recently authorized the construction of a 96,605 occupiable square foot laboratory–office space facility at the USGS Western Regional Research Headquarters in Menlo Park, CA. The new facility will consist of a main laboratory office building and a small separate paleomagnetic laboratory. The project will replace existing commercially leased space at 3475 Deer Creek Road in Palo Alto, CA; and laboratory and office space currently housed in 3 existing temporary structures and 14 trailers on the USGS complex. Construction funds were provided in fiscal year 1991 and fiscal year 1992 totaling $33,047,000. The facility is scheduled for completion in fiscal year 1995.

Federal Office Building
San Francisco, CA

In the Joint Resolution for further continuing appropriations for fiscal year 1988 (Public Law 100–202), the Administrator of GSA was directed to acquire a Federal building, approximately 430,000 occupiable square feet in size, through a lease purchase agreement. The legislation required the city and county of San Francisco to donate an acceptable site free and clear to the Federal government. In fiscal year 1990, the Office of Management and Budget set a limitation on borrowing authority for the project of $138,793,000. Subsequently, the fiscal year 1993 Appropriations Bill (Public Law 102–393) included $10,00,000 for this project in the Construction and Acquisition of Facilities budget activity of the Federal Buildings Fund. Also included in the Public Law was a provision increasing the occupiable square footage of the new FB to a size not to exceed 475,000 occupiable square feet of space.

GSA is currently working with the city on the evaluation and conveyance of a site located on Market Street in San Francisco. The site appears to be acceptable. A development proposal for a new Federal Office Building, utilizing the authority in Public Law 100–202, is now in process.

Federal Building–Courthouse (FB–CT)
12th and 14th Streets, Oakland, CA

The new twin tower Oakland FB–CT, currently under construction, will provide 868,000 occupiable square feet (1,058,000 gross square feet) of space. In fiscal year 1988, GSA was authorized under P.L. 100–202 to enter into a lease purchase contract for construction of a building on a site donated by the city of Oakland. The current construction authorization for the project is $168,929,000. The FB–CT is scheduled for construction completion in fiscal year 1993.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Capital Projects Currently in Progress: (Cont'd)

This structure will initially house 3,500 employees after phased occupancy occurs from March through August 1993. The anticipated maximum occupancy will be 4,500 employees. The major tenants for the FB are the Internal Revenue Service, the Department of Veteran's Affairs, and the Department of Energy. The U.S. courts will occupy approximately 60,000 square feet of space.

Lease Projects in Process:

Implementation of GSA's community strategy will also be accomplished through authorization of the following lease prospectuses. Given the limited resources of the Federal Buildings Fund and other critical national facility needs, additional new construction in the near future would not be prudent for these agencies. Completion of the proposed new San Francisco FOB will bring the Government–owned to leased office ratio to approximately 67:33. This is major improvement over the current ratio of 50:50. If further analysis of the leased space inventory in the San Francisco Bay Area proves that additional government–owned space is necessary, GSA will program for this requirement accordingly. However, there are no more Federal buildings currently included in GSA's five–year plan, other than a potential East Bay Federal building, which is among the alternatives being considered for housing agencies in the outlying suburban fringe areas of the San Francisco Bay Area Community (see discussion on page 12).

The following leases are needed to accommodate tenant agency space requirements until relocation to Government–owned space can be achieved. GSA plans to negotiate appropriate cancellation rights for these leases to coincide with the completion of the proposed San Francisco Federal Office Building in case the agencies are identified for tenancy of the new facility.

Multiple Agencies
San Francisco, CA

This prospectus proposes leasing 106,316 occupiable square feet of space for a 10–year term, to house multiple agencies, currently housed at 211 Main Street, San Francisco, CA. The estimated maximum annual rental cost for this lease is $3,853,060. The building at 211 Main Street, San Francisco contains asbestos, and the Government will vacate it upon lease expiration in 1993.

Environmental Protection Agency (EPA)
75 Hawthorne Street, San Francisco, CA

The EPA is currently located at 75 Hawthorne Street in San Francisco under a lease that expires in October 1994. This prospectus proposes leasing 239,813 occupiable square feet for the EPA for a 20–year term at a maximum annual rental cost of $8,414,455.

These lease prospectuses were included in the fiscal year 1992 program for the San Francisco Bay Area Community. Although the House Public Works Committee has authorized these projects, the Senate Environment and Public Works Committee authorization is still pending.

Multiple Agencies
525 Market Street, San Francisco, CA

This project proposes leasing 234,066 occupiable square feet of space and one inside parking space at one or more locations for eight Federal agencies currently housed at 525 Market Street. The current lease of 214,849 square feet and one inside parking space expires in April 1994. The estimated maximum annual cost for the proposed lease is $8,194,950.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Lease Projects in Process: (Cont'd)

Internal Revenue Service (IRS)
1650 Mission Street, San Francisco, CA

This prospectus requests authority to lease 142,000 occupiable square feet of office, storage, and special space for the IRS regional office in the San Francisco Bay area. The current lease provides 141,979 occupiable square feet of space and expires on July 25, 1995. The estimated maximum annual rent for the proposed IRS lease is $4,787,977.

These two lease prospectuses were included in the fiscal year 1993 program for the San Francisco Bay Area Community. Approval will constitute authority for 10 years of leasing, including any renewal options, and subsequent leases that may be required to satisfy the continuing requirements of the agencies.

Although the House Public Works Committee has also authorized these leases, the Senate Environment and Public Works Committee authorization is still pending.

Fiscal Year 1994 Capital Projects:

Further implementation of GSA's Community Strategy for the San Francisco Bay Area requires approval of the following fiscal year 1994 capital projects:

Western Program Service Center — Project Identification Number: PCA-02133
Social Security Administration (SSA) — Congressional District: 07
1221 Nevin Avenue, Richmond, CA

This facility, located at 1221 Nevin Avenue, was constructed in 1974 and provides 586,605 gross square feet and 400,130 occupiable square feet of space. Consisting of 6 stories and a basement, it houses 1,890 employees of SSA, the sole tenant. The Western Program Service Center, one of 6 major social security processing centers throughout the nation, handles about 12 percent of the agency's business and deals with 4.5 million social security beneficiaries in 12 western states. This center is responsible for various program operations, such as retirement, survivors, and disability insurance, and supplemental security income.

This alteration project will provide extensive corrective waterproofing to the building. Major work elements include replacement of wall panel joints and the perimeter roof system, and waterproofing of the parapet walls. The project will also upgrade exterior site work features, install security improvements, and install elevator structural improvements. Design of this project was authorized by the Congress in fiscal year 1993.

In summary, life safety features, operating efficiency, safety of the employees and clients who visit the facility, and the overall comfort and appearance of the WPSC will be improved. Although this 19-year old facility is in excellent shape, deterioration of the building associated with continued leakage will result in increasingly costly operations and ultimately more costly repairs.

This proposed alteration project is the most economical method to meet the Government need within the timeframe required. The 30-year, present value cost of this preferred action is $36,847,000 less than the alternative of constructing a new 400,130 occupiable square foot Federal building and $42,686,000 less than the alternative of lease construction. The equivalent annual cost advantage for the proposed project with respect to these more expensive alternatives is $3,242,000 and $3,756,000, respectively.

The estimated cost of construction for this proposed alteration project is $3,742,000.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Fiscal Year 1994 Capital Projects: (Cont'd)

United States Geological Survey (USGS)
Western Region Research Center Building No. 3
Menlo Park, CA

Project Identification Number: PDS–94001
Congressional District: 12

This 2–story building, constructed in 1959, is one of the 24 structures on the Government–owned Menlo Park USGS complex, which was acquired by GSA in 1991 from USGS. Building No. 3 provides a gross area of 89,758 square feet and an occupiable area of 71,074 square feet. During the years following this building's construction, building codes have changed, operational support systems technology has improved, and other requirements for accessibility, fire safety, and security have changed. Repairs to this building were only undertaken as various systems needed new parts. As a result, the building's overall coordination of systems and the physical appearance has deteriorated.

This modernization project will provide for upgrading the heating, ventilating, air–conditioning (HVAC), and electrical systems. Interior space improvements include ceilings, lights, flooring, and partitions. A fire sprinkler system will be installed, and the existing fire alarm system will be replaced. Asbestos will be abated as required. All ductwork, piping, and other interior systems will be seismically braced. Uniform Federal Accessibility Standard improvements include installing a passenger elevator, upgrading restrooms, and constructing a ramp.

This project is needed to ensure the safety of the Federal employees housed in the building. By providing fire and life safety upgrades and by repairing seismic damage the building has incurred, this facility will be maintained as a Federal capital investment and will provide first–class, quality space for the USGS.

This proposed alteration project is the most economical method to meet the Government need within the timeframe required. The 30–year, present value cost of this preferred action is $12,455,000 less than the alternative of leasing and $13,583,000 less than the alternative of new construction. The equivalent annual cost advantage of the proposed project with respect to these more expensive alternatives is $1,014,000 and $1,106,000, respectively.

The estimated fiscal year 1994 design cost for construction is $627,000. Construction funding will be included in a future year construction budget request.

Fiscal Year 1994 Major Lease Project:

Implementation of GSA's Community Strategy for the San Francisco Bay Area also requires approval of the following fiscal year 1994 major lease project for the Department of Health and Human Services (HHS). Given the limited resources of the Federal Buildings Fund and other critical national facility needs, construction of a new building to house HHS' space requirements would not be prudent in the foreseeable future. There is currently no existing Government–owned space available in San Francisco, nor in Oakland, to satisfy this space requirement. There is also no potential for HHS being a future tenant in the proposed San Francisco Federal Office Building. Continued leasing will therefore ensure uninterrupted agency requirements.

Department of Health and Human Services
San Francisco–Oakland, CA

Project Identification Number PCA–94002
Congressional District: 5,8

This project proposes leasing 113,177 occupiable square feet of space plus 12 official parking spaces for the regional office of HHS. The delineated area for this lease will be limited to the Central Business Districts of both San Francisco and Oakland. The CBD for San Francisco is bounded by the

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Fiscal Year 1994 Major Lease Project: (Cont'd)

Embarcadero, Stockton, Bush, Franklin Streets extended to the corner of Mission and Otis Streets Highway 101, and Harrison Street. The CBD for Oakland is bounded by Grand Avenue, Harrison Street, 19th Street, Alice Street, the Nimits Freeway, and Martin Luther King Way.

There are currently 552 HHS employees housed in 107,811 occupiable square feet of leased space at 75 Hawthorne Street in San Francisco. The lease will expire on September 30, 1995. This project will provide replacement space plus 5,366 occupiable square feet for expansion. The expansion is needed due to the passage of the Clinical Laboratory Improvement Act, which will require the regional office of HHS's Health Care Financing Administration begin to oversee the laboratories of its field office.

The 30–year, present value cost of leasing is $5,339,000 more expensive than the alternative of new construction, or an equivalent annual cost disadvantage of $470,000. However, new construction is not recommended because of the limited availability of Federal Buildings Fund resources and other national priorities for construction. There is also no Government–owned space available in San Francisco nor in Oakland which could satisfy HHS' current requirements.

As mentioned previously, HHS is not a potential tenant for the proposed new San Francisco Federal Office Building. Authority is needed for up to 15 years of leasing because GSA has no plan for the construction of an additional Federal building in the foreseeable future. Because the final rental cost will be controlled by competition and appraisal, GSA requests authority to lease the space at market rates or below through a competitive action. GSA will notify the Senate and House Public Works Committees 30 days prior to lease award in order to provide committee oversight.

Current budget scoring rules preclude the identification and pursuit of other alternatives offered in the real estate market. However, the Congress has expressed interest through proposed legislation and other means, in expanding the financing options that are available to GSA. Therefore, authorization to lease by the Committees on Public Works will also constitute authorization to purchase, or lease with an option to buy, subject to the provision of budgetary authority by the Congress. In the event GSA encounters unforeseen changes in agency space requests, authorization will also allow for changes in square footage requirements for up to 10%.

Community Strategy Approval:

Approval of the San Francisco Bay Area Community Strategy will constitute authorization for the above described three fiscal year 1994 projects.

GSA must continue to maintain, modernize, and upgrade the Government–owned inventory, as providing first–class, modern office space is an integral component of the San Francisco Bay Area Community Strategy. The capital improvement and lease projects proposed for fiscal year 1994 are therefore necessary if GSA is to adhere to this Community Strategy.

Implementation of Community Strategy Over the Next 5 to 10 Years:

Updates of the Community Plan for the five county Bay Area will continue to monitor agency growth patterns and the potential need for additional federally–owned space. A future ownership project within the next 10 years may be warranted for the San Francisco Bay Area community.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Implementation of Community Strategy Over the Next 5 to 10 Years: (Cont'd)

GSA is committed not only to more Federal ownership for the San Francisco Bay Area Community but also to improving the community's current inventory through modernization and maintenance of a healthful and productive work environment. Long-range planning is essential for maintaining a quality, healthful work place and efficient operation of Government buildings in this community. The following is a general discussion of those projects that are needed within the next five years for GSA to continue implementation of the San Francisco Bay Area Community Strategy.

Leo J. Ryan Federal Records Center
1000 Commodore Drive, San Bruno, CA

This Federal Records Center (FRC) is the Regional Archive for the Pacific Sierra Region, and part of the nationwide system of depositories that are responsible for storing the historically valuable records of the three branches of the Federal government. Special attention is therefore required for maintaining the appropriate environment to protect records and to avoid deterioration of stored materials An alteration project will be needed on this 233,877 square foot building in the area of HVAC, roofing, electrical, fire/life safety systems upgrades, security alarm systems upgrades, and handicapped accessibility. This work will be required to allow the facility to carry out its necessary functions in an appropriate, efficient manner.

United States Geological Survey (USGS)
Western Region Research Center, Building No. 3
Menlo Park, CA

Construction funds will be required to complete the alteration work on this 71,074 occupiable square foot building. This project is proposed for design funds in fiscal year 1994. As discussed previously, this project includes work in the following areas: seismic safety, energy conservation, HVAC, fire/life safety systems upgrades, and handicapped accessibility. This project is needed to ensure the safety of Federal employees and to protect this facility as a Federal capital investment.

Appraisers Building
630 Sansome Street, San Francisco, CA

The Appraisers Building, a 16-story facility, provides approximately 304,131 occupiable square feet of space. Primary tenants include the U.S. Forest Service, the Immigration and Naturalization Service, the U.S. Army Corps of Engineers, and the U.S. Customs Service.

As agency space requirements have changed over the years, some agencies have found their various components separated from each other, placed on multiple floors, and in some cases, housed in spaces which are not the best size, configuration, or location. A major tenant realignment and modernization is needed within the next 5 years. This project would upgrade spaces to a building standard level of finishes and services. General renovation of the building and upgrade of public spaces include the following: fire and life safety improvements, accessibility enhancements, asbestos removal where impacted by construction activities, and elevator equipment upgrade.

At project completion, tenant agencies would be consolidated to consecutive floors or to one tenant per floor. Allowance for future expansion of major tenant agencies will also be considered and accommodated.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Implementation of Community Strategy Over the Next 5 to 10 Years: (Cont'd)

Federal Office Building (FOB)
50 United Nations Plaza, San Francisco, CA

This FOB is a six-story steel frame and concrete hollow rectangular structure surrounding a rectangular courtyard with a full basement. The north wing, unlike the rest of the building, is four stories high. Constructed in 1936, the building is listed on the National Register of Historic Places and is part of the National Historic Landmark District in San Francisco's Civic Center. The FOB provides a gross area of 344,935 square feet, which is an occupiable area of 190,659 square feet, and houses 944 employees.

Over the years, the FOB has been subject to piecemeal remodeling resulting from agency expansions, reorganizations, and special needs. This building suffered moderate damage as a result of the October 17, 1989 Loma Prieta earthquake. Seismic reinforcement is therefore needed to protect the occupants and building in the event of another earthquake. Upgrades to the mechanical systems will result in increased operational and energy efficiency. The functional life of the building will also be extended because the mechanical systems would be designed to handle the increased requirements of a modern office environment. Retrofitting for the handicapped will permit handicapped persons easier access to the building and will increase the number of restrooms available for their use on all floors.

This project will preserve and upgrade this historic Federal asset and will allow full use of the building.

United States Court of Appeals, Ninth Circuit Annex
7th and Mission Streets, San Francisco, CA

A companion building to the U.S. Court of Appeals Building in San Francisco, CA is needed to accommodate the 30-year expansion requirements of the headquarters of the Ninth Circuit. This project for a companion building is proposed as part of GSA's plan for meeting the long-term needs of the Court of Appeals. This proposed facility will augment the space provided by the rehabilitated historic building. It is expected that the companion building will be a minimum of 130,000 square feet. Executive agencies which are compatible with court functions will be the interim occupants until the full Court of Appeals expansion takes place.

U.S. court requirements will be refined, and a project development study will be prepared in support of this proposal.

Alameda Federal Center
620 Central Avenue, Alameda, CA

The Alameda Federal Center consists of 14 World War II vintage military structures on 7.61 acres in the East Bay city of Alameda. The facility provides a total of 90,497 occupiable square feet and houses 482 Federal employees in the one and two story wooden structures.

The major tenant agency is the Department of Agriculture's Food Safety Inspection Service which occupies a total of 40,574 occupiable square feet in eight buildings. Other tenant agencies at the Federal Center include small military agency offices.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Implementation of Community Strategy Over the Next 5 to 10 Years: (Cont'd)

It is expected that a sufficient number roof work items will be identified to require a future alteration project. The wooden buildings are old and will probably require considerable upgrades, such as improved plumbing services, fire safety corrections, and increased handicapped accessibility.

United States Geological Survey (USGS)
Western Region Research Center
Menlo Park, CA

Continued housing of a component of the USGS in leased space will be necessary. The tenants are currently located at 275 Middlefield Road, Menlo Park, CA. No Government-owned space is available on the USGS complex to satisfy this requirement; therefore, continued leasing will ensure uninterrupted agency operations. There are no renewal options for this lease, which expires in June 1996.

East Bay Space Actions
San Ramon Valley, CA

Future updates of the Community Plan for the five county Bay Area will continue to monitor agency growth patterns in the outlying suburban areas of the San Francisco Bay Area Community. Approximately 188,000 square feet of leased space in this regional area could be accommodated in Government-owned space. Further analysis of this area will determine whether Federal construction, purchase, or continued leasing is in the best interest of the Federal Government.

The projects discussed above will allow GSA to further implement the San Francisco Bay Area Community Strategy over the next five years.

Relationship of Community Strategy and Strategic Plan:

1. Mission

The projects proposed in support of this community strategy are consistent with GSA's mission as stated in the fiscal year 1993 Strategic Plan. The two alteration projects and one lease project proposed in fiscal year 1994 will provide quality services required by our clients; deliver space and services in a timely manner; ensure the best value to the Government and the public; and enhance our clients' ability to accomplish their mission.

2. Objectives

GSA plans to manage Government-controlled properties as assets; to provide quality space and services; to provide safe, healthful, and environmentally sound space; and to ensure adequate resources to meet our clients' needs. These are the objectives of the fiscal year 1993 Strategic Plan and are directly addressed by the projects proposed in this Community Strategy. For example, by providing fire and life safety upgrades and by repairing seismic damage that buildings in the San Francisco Bay Area incur, GSA will maintain buildings as Federal capital investments and will provide quality office space to our client agencies.

COMMUNITY STRATEGY
San Francisco Bay Area, CA

Relationship of Community Strategy and 1993 Strategic Plan: (Cont'd)

3. Program Components

The San Francisco Bay Area Community Strategy also supports the following program components of the fiscal year 1993 Strategic Plan: the leasing of space to house client agency requirements when suitable government–owned space is not available; the operation and maintenance of buildings for cost–effective use; the repair of buildings to ensure continuity of operations; and the alteration of buildings to meet clients' space and mission needs.

4. Capital Project Development

The capital projects proposed in this Community Strategy have been developed in accordance with the development process outlined in the fiscal year 1994 Planning Call.

5. Annual Plan Presentation

The fiscal year 1994 alteration projects proposed in this Community Strategy have been incorporated into the basic program budget for the operation, repair, and alteration of buildings.

The fiscal year 1994 lease project proposed in this Community Strategy is part of the total program goal to provide tenant agencies with continued housing in high–quality leased space when Government–owned space is not available. The leased space provided will also be of sufficient size to accommodate tenant agencies' projected expansion needs.

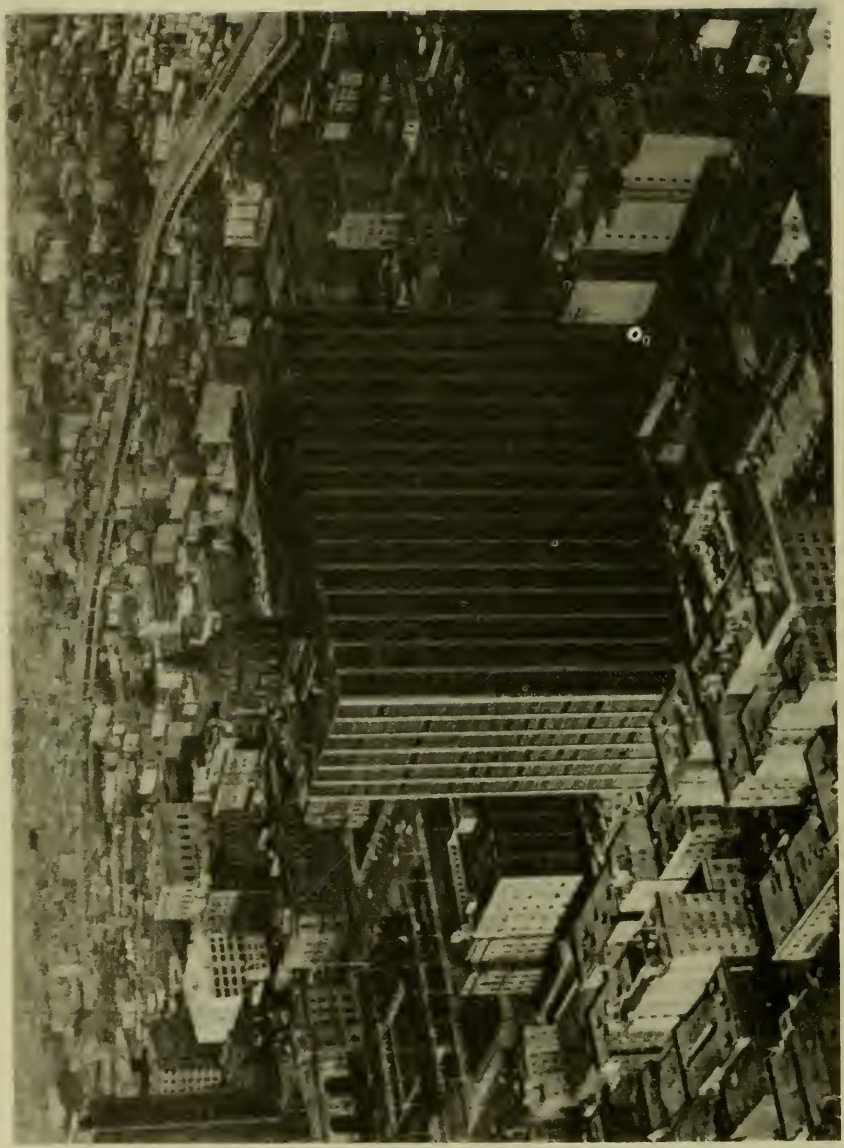
Statement of Need:

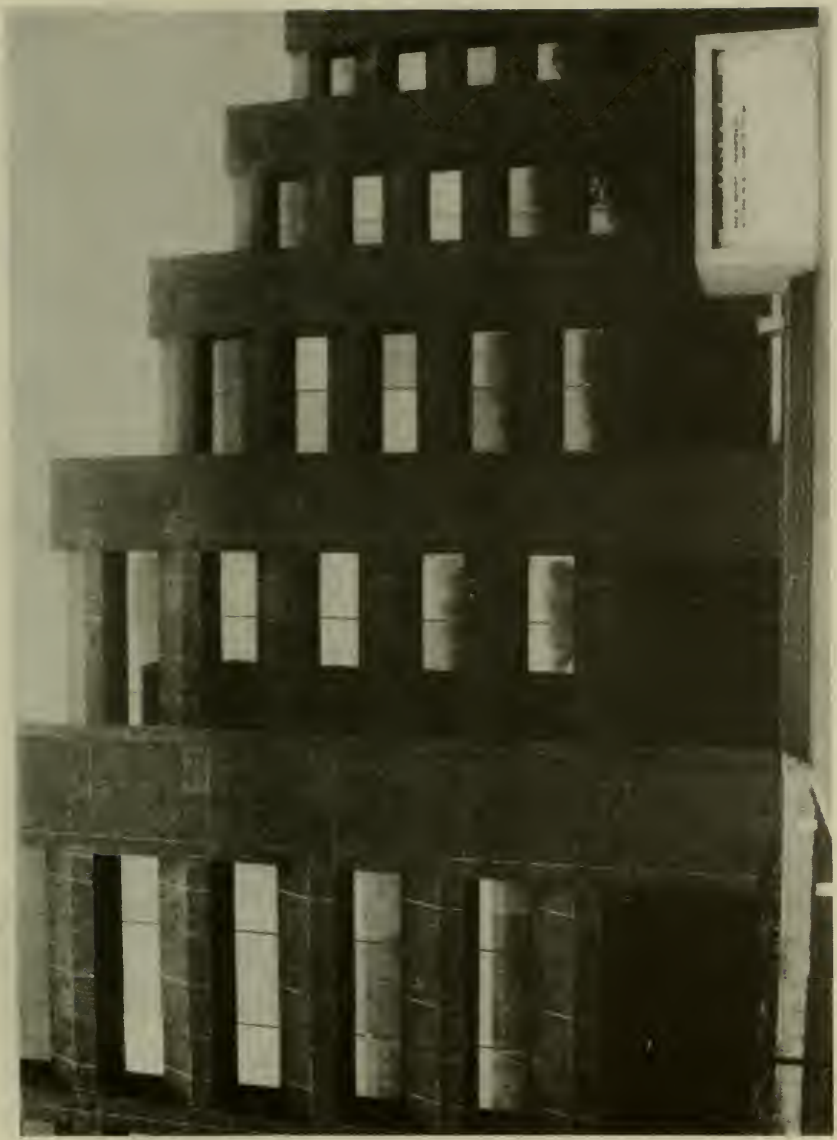
It has been determined that the above community strategy is the most effective way to provide quality services and deliver quality space required by our clients in a timely manner, ensure the best value to the Federal Government and the public, and enhance our clients' ability to accomplish their missions.

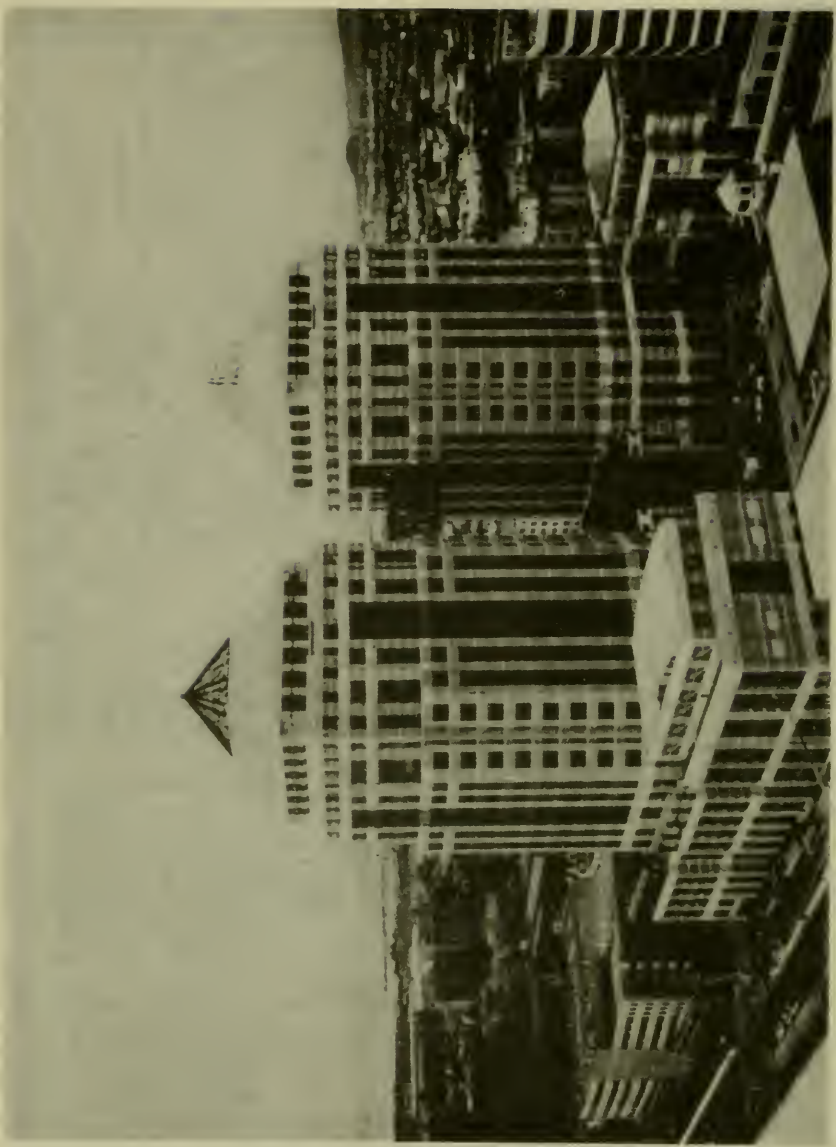
Submitted at Washington, DC, on _____

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration







GSA Projects In San Francisco Bay Area

In Process

Project	Type	Amount	Fiscal Year
FB-CT 450 Golden Gate San Francisco, CA	Alteration	$97,813,000	1987 1988 1989
U.S. Custom House 555 Battery St. San Francisco, CA	Alteration	$15,133,000	1990 1991
U.S. CT of Appeals 7th & Mission Sts. San Francisco, CA	Alteration	$91,563,000	1992 1993
U.S. CT of Appeals 7th & Mission Sts. San Francisco, CA	Site	$4,400,000	1993
SSA (agency funded) Western Program Service Ctr. Richmond, CA	Alteration	$8,250,000	1992 1993
USGS Lab/Office Bldg. Menlo Park, CA	New Construction	$33,047,000	1991 1992
FOB San Francisco, CA OMB Limit $138.8M	Lease Purchase	$10,000,000	1988 1993 1990
FB-CT 12th & 14th Sts. Oakland, CA	Lease Purchase	$168,929,000	1988 1990
Multiple Agencies 525 Market St. San Francisco, CA	Interim Lease	$8,194,950 /year	1993
IRS 1650 Mission St. San Francisco, CA	Interim Lease	$4,787,977 /year	1993
EPA San Francisco, CA	Lease	$8,414,455 /year	1992
Multiple Agencies 211 Main Street San Francisco, CA	Lease	$3,853,060 /year	1992

GSA Projects In San Francisco Bay Area

Projects Proposed			
Project	**Type**	**Amount**	**Fiscal Year**
SSA Western Program Service Ctr. Richmond, CA	Alteration (Construction)	$3,742,000	1994
USGS; Bldg #3 Menlo Park, CA	Alteration (Design)	$627,000	1994
HHS San Francisco/ Oakland, CA	Lease	$4,093,092 /year	1994
Future Projects			
Federal Records Ctr. San Bruno, CA	Alteration	Estimates Are Preliminary And Cannot Be Released Without Further Development	
USGS; Bldg. #3 Menlo Park, CA	Alteration (Construction)		
Appraisers Bldg. 630 Sansome St. San Francisco, CA	Alteration		
FOB 50 United Nations San Francisco, CA	Alteration		
U.S. CT of Appeals Annex Facility San Francisco, CA	New Construction		
Alameda Federal Ctr. Alameda, CA	Alteration		
USGS Menlo Park, CA	Lease		
East Bay Area San Ramon Valley	Buy/ Lease		

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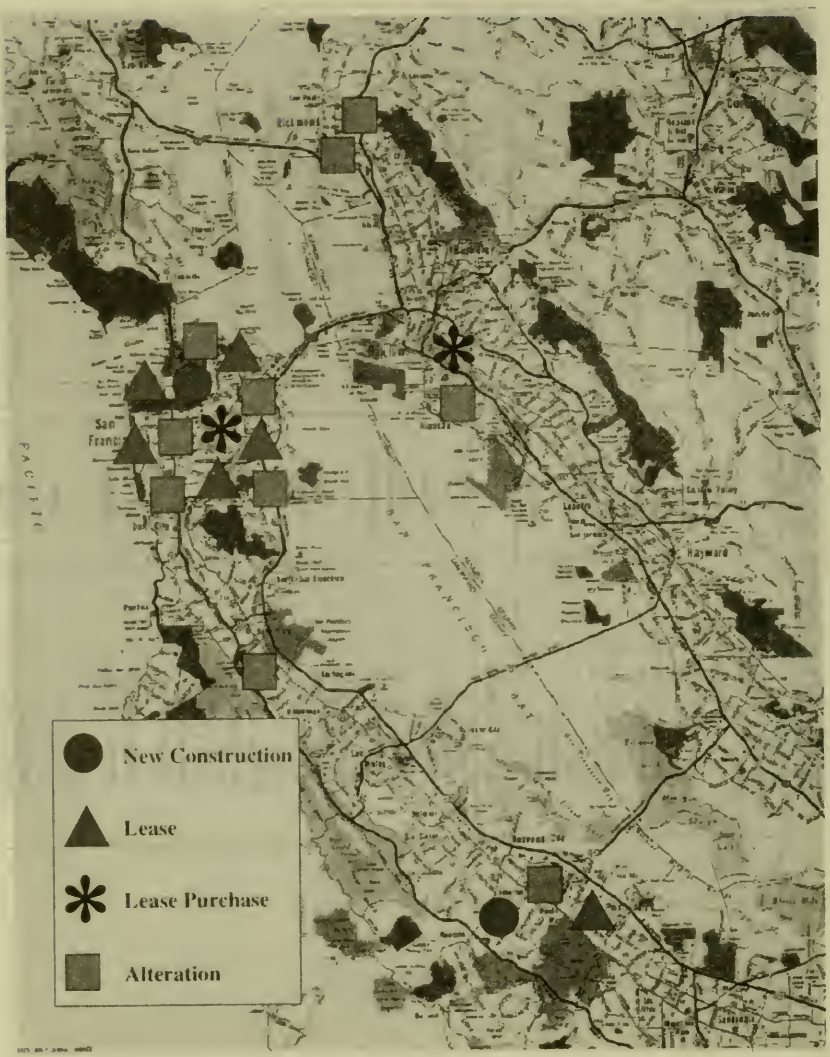
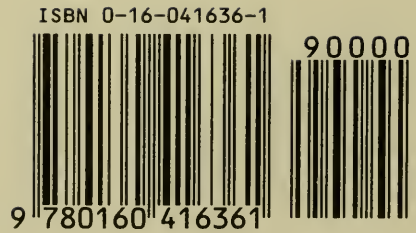
ISBN 0-16-041636-1